

CHAPTER 18.39

DOWNTOWN BUSINESS DISTRICT

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18.39.010 Downtown Business District.

The Downtown Business District is the area depicted with zoning designations of Downtown Village Commercial (DVC), Downtown Neighborhood Commercial (DNC), Downtown Visitor-Serving (DVS), and Calimesa Creek Overlay. The intent of the district is to improve the marketability of the region, encourage facade and other site improvements, decrease vacancy rates, attract new development, and increase pedestrian activity with the implementation of pedestrian-oriented design regulations and features.

18.39.020 General purpose.

The purpose of the Downtown Business District is to:

- A. Provide tailored development regulations, design guidelines, and street improvement plans that will set the Downtown Business District apart from other commercial areas in the city, consistent with the vision expressed in the General Plan.
- B. Allow for and encourage a denser pattern of development than exists in downtown Calimesa today.
- C. Create distinct areas within the Downtown Business District in order to satisfy the diverse activities and markets that are served along Calimesa Boulevard.
- D. Promote the idea of Calimesa Creek as an asset to downtown Calimesa and integrate the creek with future development.

- E. Create a mixture of land uses, including shops, workplaces, civic buildings, entertainment uses, and residences in a walkable environment.
- F. Provide more pedestrian-scale amenities and an identifiable downtown core area.
- G. Emphasize pedestrian access and connections between and within developments.
- H. Enhance the visual and aesthetic character of development, while providing areas for the public to gather.
- I. Improve the appearance of Calimesa Boulevard and slow traffic.
- J. Enhance property values and increase economic and financial benefits to the City and the community.
- K. Promote high standards for pedestrian safety, site planning, and landscape design for commercial, office, and mixed-use developments in the Downtown Business District.

18.39.030 Application of standards.

- A. This chapter shall apply to all properties within the Downtown Business District boundaries, as shown on the official zoning map.
- B. All other provisions of the Calimesa Municipal Code continue to apply within the Downtown Business District, except as expressly stated to the contrary in this Downtown Business District chapter.
- C. The provisions of any Downtown Business District shall control over duplicative and conflicting provisions of the Zoning Code of the City of Calimesa. In the event the Downtown Business District is silent as to a development standard or procedure, the provisions of the City of Calimesa Zoning Code shall control.
- D. Development and land uses that were lawfully established and exist within the Downtown Business District boundaries as of the effective date of this ordinance are affected by this code as follows:
 - 1. Existing structures or land uses that comply with the requirements of this chapter may continue to operate, and may only be altered or replaced in compliance with this chapter.
 - 2. Existing structures or land uses that do not comply with the requirements of this chapter may continue to operate and may be sold or otherwise transferred in compliance with the City's regulations for nonconforming uses (Section 18.15.120, Nonconforming Structures and Uses, of the Calimesa Municipal Code).

18.39.040 Downtown Business District zones.

- A. Downtown Village Commercial (DVC) Zone. The purpose of the Downtown Village Commercial zone is to encourage new development in a more traditional downtown form that incorporates a mixture of specialty retail, dining, entertainment, residential, office, and civic/cultural uses. This district encourages both horizontal and vertical mixed-use development with a storefront character, and architectural styles consistent with the Calimesa Commercial Design Guidelines. Buildings are close to and oriented toward the sidewalk, especially at street corners. The mix of uses is intended to work together to create a pedestrian-oriented shopping, dining, living, and working experience.

- B. **Downtown Neighborhood Commercial (DNC) Zone.** The Downtown Neighborhood Commercial zone is intended to allow automobile-oriented commercial development, primarily in shopping centers. This zone includes a full range of retail and service businesses that satisfy the daily shopping needs of nearby residents and draw from the surrounding communities. Given its location in the Downtown Business District, development is expected to be of high quality and consistent with the Calimesa Commercial Design Guidelines, oriented toward Calimesa Boulevard, and with landscape plans that complement the public streetscape design. Typical uses in this zone include larger retail stores; commercial recreation and entertainment uses such as movie theaters, hotels, and restaurants; and smaller neighborhood uses such as grocery stores and banks.
- C. **Downtown Visitor-Serving (DVS) Zone.** The Downtown Visitor-Serving zone is intended to welcome and serve travelers coming into Calimesa. This district allows for commercial land uses that are most convenient to visitors. This includes motels/hotels, fast-food and dine-in restaurants, gas stations, and convenience stores. Additional uses could include a visitor information center that welcomes and informs travelers about Calimesa and California. Development is expected to be consistent with the Calimesa Commercial Design Guidelines and oriented to Calimesa Boulevard and the highway, where applicable. Landscape improvements shall complement the public streetscape design, conveying a welcoming image to visitors and drawing them into the downtown.

18.39.050 Use regulations for Downtown Business District zones.

Table 18.39.050 identifies those uses and activities which may be permitted in the Downtown Business District zones subject to the provisions of this title and applicable General Plan policies, and those uses and activities which are not permitted. Table 18.39.050 also indicates the development procedure and the approval type by which each listed use or activity may be permitted in each of the Downtown Business District zones. Uses authorized below may require minor development plan review or major development review in accordance with Chapter 18.90, Development Plan Review.

**TABLE 18.39.050
DOWNTOWN BUSINESS DISTRICT PERMITTED USES**

Uses	Downtown Village Commercial (DVC)	Downtown Neighborhood Commercial (DNC)	Downtown Visitor-Serving (DVS)
Commercial			
Alcohol sales ^a (see also liquor stores)	C	C	C
Ambulance services (less than 3 vehicles)	X	P	P
Ambulance services (3 vehicles or more)	X	X	X
Antique shops	P	X	X
Art galleries	P	X	X
Art supply shops and studios	P	P	X
Arcades ^b	A	A	A
Athletic and health clubs	P	P	X

Uses	Downtown Village Commercial (DVC)	Downtown Neighborhood Commercial (DNC)	Downtown Visitor-Serving (DVS)
Automotive parts stores – retail with incidental parts delivery	P	P	A
Automobile dealerships	X	X	X
Automobile Internet sales (office use only, 2 vehicles or less on display)	P	P	X
Automotive washing, full-service	X	X	A
Automotive washing, self-service	X	X	X
Automotive washing, automated (incidental with service station)	X	X	P
Automotive paint and body	X	X	X
Automotive repair garages which include body and fender shops or spray painting	X	X	X
Automotive repair garages which do not include body and fender shops or spray painting	X	X	X
Barber and beauty shops, including nail salons ^c	P	P	X
Bed and breakfast inns ^d	C	X	X
Blueprint, duplicating, and photocopying services	P	P	X
Commercial recreation facilities			
• Indoor	P	X	X
• Outdoor	X	X	X
Convenience stores	P	P	P
Consignment shops	P	X	X
Drive-in/throughsh ^[e]	C	C	C
General retail	P	P	X
General services	P	P	X
Hotels and motels ^f	C	X	C
Internet cafes	P	P	X
Liquor stores (see also alcohol sales)	X	C	X
Mortuaries	X	X	X
Movie theatres	P	P	X
Pawnshops ^g	C	X	X
Personal services	C	C	X

Uses	Downtown Village Commercial (DVC)	Downtown Neighborhood Commercial (DNC)	Downtown Visitor-Serving (DVS)
Restaurants, coffee shops, and other eating establishments			
With entertainment	C	C	C
Without entertainment	P	P	P
Secondhand stores	X	X	X
Service stations ^h	X	X	C
Smoke shops and hookah lounges, including vapor and e-cigarettes	C	X	X
Swimming pool sales/service with outdoor display	X	X	X
Tire sales and service	X	X	X
Veterinary offices and animal hospitals, with exterior kennels, pens, or runs	X	X	X
Veterinary offices and animal hospitals, without exterior kennels, pens, or runs	P	P	X
Residential			
Emergency shelters	X	X	X
Live-work units ⁱ	P	X	X
Single-room occupancy housing	X	X	X
Townhomes, attached	P	X	X
Apartments/flats	P	X	X
Mixed use	C	X	X
Office and Related Uses			
Professional offices	P	P	X
Bail bonds offices	X	X	X
Check cashing/payday loan services	X	A	X
Financial services and institutions (excludes check cashing and payday loan services)	P	P	X
Medical, dental, and related health services for humans, including clinics and the sale of articles clearly incidental to the services provided	X	X	X
Self-storage facilities	X	X	X
Public/Quasi Public Uses			
Auditoriums	X	X	X
Churches and other religious institutions	X	X	X

Uses	Downtown Village Commercial (DVC)	Downtown Neighborhood Commercial (DNC)	Downtown Visitor-Serving (DVS)
Convalescent homes	X	X	X
Cultural center/performing arts theatres	X	X	X
Day care facilities, preschools, nursery schools, or child care facilities	P	P	X
Educational institutions (private)	C	C	X
Fire and police stations	P	P	P
Government offices (e.g., city hall, community center, post office)	P	P	P
Meeting places of nonprofit civic groups, community organizations, clubs, and lodge halls	C	C	X
Parks and recreation facilities (public or private)	P	P	X
Public libraries and museums	P	P	X
Public utility and public service substations, reservoirs, pumping plants, and similar installations, not including public utility offices	X	X	X
Surface/garage parking (not associated with a development project)	X	P	X
Wireless telecommunication facilities	C	C	C
Temporary Uses			
Temporary uses	Subject to the provisions of Section 18.15.130, Temporary Use Permits.		
Other uses similar to and no more objectionable than the uses identified above	Subject to the provisions of Section 18.15.180, Determination of Similar Use.		
Legend: P – Permitted C – Subject to conditional use permit X – Prohibited A – Accessory uses			

Notes:

- a. Subject to the provisions of Subsection 18.25.050.B, Alcohol Beverage Control “ABC” License.
- b. Subject to the provisions of Subsection 18.25.050.C, Arcades.
- c. Subject to the provisions of Subsection 18.39.100.A, Barbers and Beauty Shops.
- d. Subject to the provisions of Subsection 18.20.050.C, Bed and Breakfast Inns.
- e. Subject to the provisions of Subsection 18.25.050.G, Drive-In, Drive-Through, Fast-Food, and Take-Out Restaurants.
- f. Subject to the provisions of Subsection 18.39.100.B, Hotels and Motels.
- g. Subject to the provisions of Subsection 18.25.050.J, Pawnshops.
- h. Subject to the provisions of Subsection 18.25.050.L, Service Stations.
- i. Subject to the provisions of Subsection 18.39.100.D, Live-Work Units.

18.39.060 Development standards for Downtown Business District zones.

A. Table 18.39.060-1 provides the minimum site development standards applicable to the Downtown Business District zones.

**TABLE 18.39.060-1
DOWNTOWN BUSINESS DISTRICT — DEVELOPMENT STANDARDS**

	Downtown Village Commercial (DVC) Zone			Downtown Neighborhood Commercial (DNC) Zone	Visitor Commercial (DVS) Zone
	Mixed-Use	Commercial	Residential	Commercial	Commercial
Maximum residential density (DU/gross acre)	30 du/ac	n/a	30 du/ac	n/a	n/a
Maximum nonresidential density (FAR)	1.0	1.0	n/a	0.35	0.35
Minimum building site (net area sq ft) ^d	10,000 sq ft	10,000 sq ft	6,000 sq ft	10,000 sq ft	10,000 sq ft
Minimum lot width	60 ft	60 ft	40 ft	n/a	n/a
Minimum lot depth	100 ft	100 ft	80 ft	n/a	n/a
Minimum/maximum front setback ^a	0 ft/10 ft	0 ft/10 ft (c)	5 ft/15 ft	10 ft/none	10 ft/none
Minimum side setback ^a	0 ft	0 ft	10 ft	10 ft	10 ft
Minimum/maximum side street setback ^a	0 ft/10 ft	0 ft/10 ft (c)	5 ft/10 ft	5 ft	5 ft
Minimum rear setback ^a	5 ft	5 ft	10 ft	10 ft	10 ft
Maximum height ^e	3 stories	3 stories	3 stories	2 stories	2 stories
Minimum building to building separation	20 ft	20 ft	20 ft	20 ft	20 ft
Minimum building frontage at Calimesa Blvd.	90% ^b	90% ^{b,c}	90% ^b	50% ^c	50% ^c
Minimum building frontage at all other streets	75% ^b	75% ^{b,c}	75% ^b	50% ^c	50% ^c

a. *Encroachments*

At required setback areas, arcades, awnings, entrance porticos, porches, stoops, stairs, balconies, bay windows, eaves, and covered and entrance overhangs are permitted to encroach up to 6 feet within the required front setback area.

At zero-setback area, building overhangs such as canopies and awnings may extend up to 6 feet horizontally beyond the back of sidewalk, but may not encroach further than within 2.5 feet of the face of curb. These overhangs must provide a minimum of 8 feet clear height above the sidewalk.

b. *Percentage of building frontage for front and side street setbacks may be reduced by the City to accommodate pedestrian plazas located between the building and street.*

c. *Exceptions apply to anchor stores.*

- d. A development or commercial center may, for purposes of meeting the minimum site size standards, consist of a combination of parcels whose total net acreage meets the minimum site size criteria, provided that the design for the entire site is integrated and unified.*
 - e. Additional height may be permitted through a conditional use permit process, and subject to the requirements under this Downtown Business District Code.*
- B. The following standards shall apply to development in all Downtown Business District zones, except as otherwise provided in this title.
- 1. General Development Standards.
 - a) All development within the Downtown Business District zones must meet the minimum standards as outlined in Section 18.25.050, Specific Development Standards for Commercial Districts. However, the more strict requirements as listed in this chapter shall apply. Where a conflict arises between the two standards, the stricter requirements shall apply.
 - b) All indoor uses shall be conducted within a completely enclosed structure. Limited outside uses (e.g., patio dining area and nursery sales, limited to plants and trees) shall be approved through development plan review.
 - c) There shall not be visible storage of motor vehicles, trailers, airplanes, boats, recreational vehicles, or their composite parts; loose rubbish, garbage, junk, or their receptacles; tents; equipment; or building materials in any portion of a lot. No storage shall occur on any vacant parcel. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.
 - d) Every parcel with a structure shall have a fully enclosed and covered trash receptacle on the premises. A shared centralized trash collection area may be approved by Public Works. The trash receptacle shall comply with adopted Public Works Department standards, pursuant to Title V, Chapter 3, of the Calimesa City Municipal Code, and be of sufficient size to accommodate the trash generated.
 - e) All roof-mounted air conditioning or heating equipment, vents, or ducts shall not be visible from any abutting lot or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof, or by screening in a manner that is architecturally integrated with the main structure.
 - f) Loading/unloading, delivery, packing, or refuse areas shall be screened from any abutting lot or any public street or right-of-way. This shall be accomplished through the extension of the main structure, or construction of a concrete block wall of a height that adequately screens the area. The method of screening shall be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size.
 - g) Transformers and backflow devices shall be completely screened from view with landscaping or other building materials.
 - h) The City may require the preparation of market feasibility studies demonstrating the economic viability of the proposed development prior to or concurrently with a development application.
 - i) Lot consolidation is encouraged for the purpose of creating larger development sites that can accommodate two or more uses and their associated improvements.

- j) Incentives for development projects that include the consolidation of lots may be granted by the Planning Commission. Incentives may include but not be limited to a parking reduction, density bonus, height bonus, and reduction in development impact fees.
- 2. Additional Height. Where the maximum height of a new structure is permitted to exceed three stories, with issuance of a conditional use permit, the following provisions shall apply.
 - a) Enhanced buffering to surrounding properties and the appropriateness of understructure parking shall be evaluated.
 - b) A visual analysis relating structure proportions, massing, height, and setback shall be conducted to preserve and enhance the scenic viewshed.
 - c) The need and appropriateness of the additional height shall be demonstrated.
 - d) Compatibility and harmony with surrounding development and land use designations shall be demonstrated.
 - e) Above two stories, additional structural setbacks (step back) may be required.
- 3. Fences and Walls.
 - a) Fences and walls shall comply with the provisions of Chapter 18.65, Fence, Wall, and Screening Standards, except as specified in Table 18.25.050-2.

**TABLE 18.39.060-2
FENCE, WALL, AND SCREENING HEIGHT AND TYPE LIMITS –
DOWNTOWN BUSINESS DISTRICT ZONES**

Location	Maximum Permitted Height
Front yard or side of street yard	2'6" – solid structures or plants
	4' – open work structures or plants
Abutting residential district	6' – solid, decorative masonry wall
Other yard area	6'
Outdoor storage areas visible from public rights-of-way (located behind required yards)	6'

- 4. Landscaping. Landscaping shall comply with Chapters 18.70, Landscape Requirements, and 18.75, Water Conservation for Landscaping unless a more strict requirement is specified within this chapter. In addition to the requirements of Chapter 18.70, every project within the Downtown Business District shall be required to landscape all portions of the lot or parcel that are not occupied with structures, required parking, walkways, patios, or other hard surface areas. No vacant portion of any parcel shall be left un-landscaped or untreated with some type of hard surface, such as cement, decorative pavers, and similar materials. Temporary landscaping shall be required for projects where phasing within the site is necessary, such as for pad sites or future buildings. A landscaping plan for temporarily vacant land within a proposed development is required if phasing is necessary.

5. **Outdoor Gathering Spaces.** An open space creates an inviting shared space between the multiple uses of the Downtown Business District. Areas that are not occupied by buildings shall be enhanced with landscaping and hardscape amenities such as seating areas, trellises, trees, benches, planters, and water features. The following standards shall apply to outdoor gathering spaces.
 - a) Land uses shall coordinate their outdoor gathering space requirements to provide larger public spaces that are centrally located, functional, and serve multiple uses.
 - b) Outdoor gathering spaces shall be strategically located along areas of pedestrian activity, such as shopping areas and major pedestrian throughways.
 - c) Outdoor gathering spaces shall be oriented to maximize their visual and physical link from adjacent streets and pathways.
 - d) Safety and visibility shall be considered in the design of both outdoor gathering spaces and pathways for the security of residents and their guests.
 - e) Pedestrian pathways shall provide connectivity within the project by connecting each project to neighboring properties and emphasizing links between different uses.
 - f) Pedestrian access shall be provided that links public transportation stops to adjacent building entrances and pedestrian connections to surrounding uses.

6. **News Racks and Vending Machines.** News racks and other vending machines shall be located behind sidewalks and out of the public right-of-way. News racks shall not exceed 8 feet in width and 2 feet in depth, and shall be no higher than 4 feet as part of any development project. Where possible, all news racks shall be architecturally integrated into the overall project and should appear as if the presence of the news racks or vending machines is part of the structure. Outside vending machine locations should be carefully considered and integrated into the overall project. Unless architecturally integrated into a building facade or properly screened, vending machines shall not face a public right-of-way.

7. **Parking.** All on-site parking within the DNC and DVS zones shall comply with the provisions of Chapter 18.45, Off-Street Parking. The number of required parking spaces within the DVC zone shall be provided in accordance with Table 18.39.060-3. All other parking requirements in the DVC zone, except as noted below, shall be set forth in Chapter 18.45.

**TABLE 18.39.060-3
REQUIRED PARKING FOR DVC ZONE ONLY**

Uses	Number of Required Spaces
Residential Uses	
Studio	Minimum 1 covered space per unit.
1 bedroom	Minimum 1.5 covered spaces per unit.
2, 3, or more bedrooms	Minimum 2 covered spaces within an enclosed garage.
Senior-designated unit (65 and older)	Minimum 0.5 covered space per unit.
Guest spaces	Minimum 3 spaces per 10 units located on-site.
Commercial Uses	

Uses	Number of Required Spaces
Banks, savings and loans, other financial institutions	Minimum 1 space for each 300 sq. ft. of gross floor area.
Hotels/motels	Minimum 1 space per guest room plus 1 space per 120 gross sq. ft. of banquet, assembly, or restaurant seating area.
Banks, savings and loans, other financial institutions	Minimum 1 space for each 300 sq. ft. of gross floor area.
Mortuaries and funeral homes	Minimum 1 space for every 5 fixed seats or 1 space for every 50 sq. ft. of gross floor area used for assembly purposes plus 1 space for each hearse or limousine plus funeral procession queue capacity for 5 cars located within 200 feet. For benches or pews, one seating space is equal to 18 linear inches.
Personal and business services	Minimum 1 space for each 300 sq. ft. of gross floor area.
Professional, business, or administrative offices (excluding medical and dental)	Minimum 1 space for each 300 sq. ft. of gross leasable floor area.
Restaurants, cafes, bars, and other eating and drinking establishments (gross floor area includes outdoor seating/eating areas)	Minimum 1 space for each 120 sq. ft. of gross floor area.
Retail commercial	Minimum 1 space for each 300 sq. ft. of gross floor area.
Specialty stores (antique shops, art galleries, bakeries, candy stores, and gift shops)	Minimum 1 space for each 300 sq. ft. of gross floor area.
Health/Educational Services	
Day care facilities, preschools, nursery schools	Minimum 1 space for each staff member plus 1 space for each 6 children. A minimum of 4 spaces shall be provided. A semicircular drive or its equivalent, with sufficient space for 2 passenger loading areas, shall be provided.
Trade schools, business colleges, commercial schools, and other private schools	Minimum 1 space per 4 person capacity or 1 space per 225 gross sq. ft. or floor area, whichever is greater. Parking to be located on-site.
Convalescent and nursing homes	Minimum 1 space for every 4 beds. Parking to be located on-site.
Medical and dental offices and clinics	Minimum 1 space for every 240 sq. ft. of gross leasable floor area.
Entertainment and Recreation Uses	
Entertainment and recreation theaters, bowling alley parks	Minimum 1 space for every 120 sq. ft. of gross floor area located within 500 feet. To be determined by the approval body for the proposed use, and may include a request for a parking study.

Uses	Number of Required Spaces
Miscellaneous Uses	
Churches, auditoriums, and other places of public assembly	Minimum 1 space for every 4 fixed seats or 1 space for every 45 sq. ft. of nonfixed seating area in the principal sanctuary or auditorium, whichever is greater. For benches or pews, 1 seating space is equal to 18 linear inches.
Health clubs	Minimum 1 space for every 200 sq. ft. of gross floor area.
Libraries, museums, art galleries	Minimum 1 space for every 360 sq. ft. of gross floor area.
Other uses not listed	To be determined by the Community Development Director, and may require the submittal of a parking study.
Public utility facilities	Minimum 1 space for every 2 full-time employees plus 1 space for each vehicle kept in connection with the use or to be determined by the approval authority for the proposed use.

- a) Parking requirements may be reduced in developments where it can be demonstrated that shared parking facilities will meet parking demand without providing separate facilities for each use. Shared parking shall be provided in accordance with Subsection 18.45.110, Shared Parking. If the number of parking spaces provided is less than the required number of spaces, the Director’s approval is required. A parking study may be required.
 - b) Up to 50 percent of assigned residential parking requirements for mixed-use and live-work units may be tandem parking. Tandem parking is not allowed for guest parking or common parking areas.
 - c) In instances where small or awkwardly shaped properties make the provision of on-site parking impractical, the Director may permit the in-lieu payment of the cost to construct the required amount of parking off-site.
8. Service, Trash, and Utility Areas. Covered enclosures are required and shall comply with the City’s trash enclosure standards. Furthermore, enclosure walls shall be architecturally compatible with main structure(s) or designed to match approved decorative masonry wall. Trash enclosures adjacent to landscaped areas shall also incorporate the use of vines and large shrubs for the purpose of screening the enclosure walls.
 9. Screening. Any equipment, whether on the roof, side of structure, or ground, shall be screened. The method of screening shall be architecturally compatible in terms of materials, color, shape, and size. The screening design shall blend with the building design and include landscaping when on the ground.
 10. Signs. Signs within the Downtown Business District shall comply with Chapter 18.50, Sign Regulations, with the exception of City-initiated signs that may be co-located with other freestanding signs. City-initiated signs, including freestanding electronic reader-board signs necessary to advertise City-sponsored events, shall be permitted within the Downtown Business District and shall be exempt from the standards and provisions of Chapter 18.50, provided they are approved by the Planning Commission and the City Council. Such signs may be co-located with existing or proposed monument signs, freestanding signs, or other types of signage. Co-

location may include the signage of nearby businesses, whether or not the co-located signage is advertising a business or shopping center located on the property where the sign is located.

- C. Design Guidelines. The following design guidelines shall apply to development in all Downtown Business District zones, except as otherwise provided in this title.
1. New building facades should be designed in accordance with the Downtown Village Commercial Architectural Design Guidelines. Renovation of existing buildings of a different architectural style may adhere to their original style, as determined by the Director. In general, all new or renovated building facades should achieve the following:
 - a) All structural elevations shall be architecturally treated.
 - b) Bland walls at the ground-floor levels shall be avoided. Windows, trellises, wall articulation, arcades, change in materials, or other features shall be utilized, as consistent with the architectural style.
 - c) The different parts of a building's facade shall be articulated through use of color, arrangement of facade elements, and a change in materials.
 - d) Building height should be varied so the buildings appear to be divided into distinct massing elements.
 - e) Vary the planes of the exterior walls in depth and/or direction. Wall planes shall not run in one continuous direction for more than 50 feet without an offset.
 - f) Tower features should be integrated into buildings, as consistent with the architectural style.
 - g) Proposed signage and landscaping shall be an integral architectural feature that does not overwhelm or dominate the structure or property.
 - h) Architectural or building lighting shall be stationary and deflected away from all adjacent properties, public streets, and rights-of-way.
 2. With the intent of protecting sensitive land uses, the proposed design shall promote a harmonious and compatible transition in terms of scale and character between areas of different land uses.
 3. Parking structures shall be architecturally compatible with the primary and surrounding structures.
 4. Each building may have one or more street frontages. Design consideration must be taken to orient pedestrian and automobile access. Buildings should be designed to maximize views, where available, keeping in mind that the prominent view of the building is equally important. Solar access and noise attenuation should also be a consideration in the final design and placement of building forms.
 5. Vehicular access to each site must be designed to minimize conflicts between pedestrians, autos, and service vehicles. Sight lines, pedestrian walkways, and lighting are factors to consider in final site designs.
 6. Buildings should be oriented so that public access or windows face areas of pedestrian activity, such as public plazas and pedestrian pathways.

7. Multiple buildings in a single area should be grouped and organized to demonstrate a positive functional relationship to one another. The grouping of multiple buildings should be clustered to create functional plazas and pedestrian corridors. Where clustering is impractical, a visual link should be established between buildings through the integration of an arcade system, trellis, colonnade, or other such open structure.
8. Enhanced or "signature" architecture shall be provided at prominent locations. Buildings with unique architectural elements, such as clock towers and other landmark structures, should be positioned on corners of significant intersections or entryways to enhance the sense of arrival and project monumentation.

18.39.070 Development standards applicable to commercial uses and structures.

- A. Outdoor Gathering Spaces. The purpose of establishing standards for outdoor gathering spaces is to establish safe and inviting outdoor gathering spaces where residents, employees, and visitors may gather, interact, rest, shop, and eat in an attractive and vibrant pedestrian environment. Commercial uses shall conform to the following outdoor gathering space standards.
 1. Each development project with a commercial or office gross leasable area (GLA) of 15,000 square feet or more shall provide or contribute 50 square feet of outdoor gathering space for every 1,000 square feet of GLA.
 2. Outdoor gathering spaces shall have a minimum dimension 15 feet in any direction and a minimum area of 400 square feet.
 3. Outdoor gathering spaces may consist of pedestrian-accessible spaces, including outdoor seating areas, open space, water features, and landscape areas.
 4. Outdoor eating areas provided as part of private eating establishments cannot be counted toward the outdoor gathering space requirement, unless the eating areas are open and accessible to the public, with no fencing or other barriers or obstructions. If the eating areas are enclosed by fencing or landscaping no greater than 4 feet in height, these areas may count toward up to 20 percent of the total outdoor gathering space requirement.
 5. Outdoor gathering spaces shall exclude parking areas and roadways.
 6. Commercial or office space provided within a live-work unit is exempt from the requirements for outdoor gathering spaces.
 7. Outdoor gathering spaces provided in accordance with these standards shall incorporate a variety of pedestrian amenities to promote regular use. Pedestrian amenities may include but are not limited to seating, lighting, special paving, landscaping, food and flower vendors, artwork, and/or special urban recreational features.
 8. To ensure the visibility and security of outdoor gathering spaces and community amenities, buildings adjacent to an existing or planned pedestrian plaza, patio, or urban park shall provide at least two of the following elements along the building wall abutting the outdoor gathering space or community amenities:
 - a) A building entry.
 - b) Windows meeting the street frontage standards facing onto the outdoor amenity.

- c) Arcades along the edges of the outdoor amenity.
 - d) Outdoor seating areas or cafes.
 - e) A similar feature that the Director finds will, to at least the equivalent degree, bolster security and encourage pedestrian use of the outdoor amenity.
9. In instances where small or awkwardly shaped properties make the provision of on-site outdoor gathering space impractical, the Director may permit the in-lieu payment of the cost to construct the required amount of usable open space off-site.

18.39.080 Development standards applicable to residential uses and structures.

- A. General Development Standards. The standards contained in this section shall apply to residential development in all Downtown Business District zones, except as otherwise provided in this title. If a standard in this section is found to conflict with standards contained in Chapter 18.20, Residential Zone Districts, the standards contained in this section shall apply.
- 1. Residential uses shall comply with the development standards in Table 18.39.060-1.
 - 2. Residential uses shall comply with the development standards applicable to the R-H residential zone contained in Sections 18.20.040, Residential Development Standards, 18.20.050, and Specific Development Standards for Residential Districts.
- B. Common and Private Open Space. Multifamily developments shall provide a minimum of 200 square feet of private open space and outdoor usable common space per dwelling unit as follows:
- 1. A minimum of 70 square feet per unit shall be private with a minimum dimension of 7 feet in any direction. Private open space shall be accessible directly from the living area of the unit, in the form of a fenced yard, patio, courtyard, balcony, or roof garden. In lieu of this requirement, a developer may propose an alternative that provides comparable amenities for the unit and increases the minimum common space requirements twofold.
 - 2. A minimum of 100 square feet per unit shall be usable common open space.
 - a) Usable common open space shall have a minimum level surface dimension of 15 feet in any direction and a minimum area of 400 square feet.
 - b) The dimensions for usable common open space areas shall be measured from the outside of any private open space attached to a unit at ground level.
 - c) The dimensions for usable common open space may include the building setback area if the buildings facing the open space area display a high degree of articulation and the building setback area is heavily landscaped. Landscaping may consist of in-ground or potted plantings.
 - d) Usable common open space shall not include:
 - i. Any area counted as private open space.
 - ii. Sidewalks and paved pathways within setback areas.
 - iii. Any portion of open and enclosed parking areas, garages, streets, driveways, automobile turning aisles, or turnaround areas.

- iv. Storage areas (refuse or otherwise) or any area fenced or otherwise inaccessible to the residents.
 - v. Slope areas exceeding 8 percent.
- e) A minimum of 30 square feet per unit shall be provided in the form of common or private open space. This space can also be referred to as "flex space" and can be added to the private or common open space areas.
3. Required off-street parking spaces for a multifamily residential unit shall be within a 100-foot walking distance of the dwelling unit for which the parking space is assigned or from an elevator providing access to the unit.
 4. The standards contained in Section 18.20.060, Design and Neighborhood Compatibility Standards, do not apply in the Downtown Business District.
- C. Minimum Dwelling Size. The following minimum dwelling size areas are computed by calculating the living areas as measured from the outside of walls and exclude garages, carports, exterior courtyards, patios or balconies. The minimum area requirements for apartments/multifamily are:

**TABLE 18.39.080
MINIMUM DWELLING UNIT SIZES**

Minimum Livable Area	Number of Bedrooms	Number of Baths
630 sq ft	Studio	1
750 sq ft	1	1
900 sq ft	2	1½
1,000 sq ft	3	2
1,200 sq ft	3+	2

- D. Design Guidelines.
1. Housing should be oriented to streets and pedestrian walkways.
 2. The windows of interior living spaces shall overlook streets and public spaces to enhance community security and maximize view potential.
 3. Residential buildings shall emphasize pedestrian access and connections to public sidewalks, paths, recreational facilities, and enhanced edges.
 4. Structures shall be configured and oriented to afford a sense of individuality and privacy and to create small-scale public spaces.
 5. Recreational facilities shall be conveniently and centrally located for the majority of units.
 6. Ground-floor residential uses are not permitted to be located along Calimesa Boulevard.

18.39.090 Development standards applicable to mixed uses and structures.

- A. Mixed-Use Development. Residential uses may be combined with nonresidential uses pursuant to the following standards.
1. A minimum of 100 square feet of usable common open space shall be provided for each live-work unit or any residential unit in a mixed-use building.
 - a) Usable common open space shall have a minimum level surface dimension of 20 feet in any direction and a minimum area of 400 square feet.
 - b) The dimensions for usable common open space areas shall be measured from the outside of any private open space attached to a unit at ground level.
 - c) The dimensions for usable common open space may include the building setback area if the buildings facing the open space area display a high degree of articulation and the building setback area is heavily landscaped. Landscaping may consist of in-ground or potted plantings.
 - d) Usable common open space shall not include:
 - i. Any area counted as private open space.
 - ii. Sidewalks and paved pathways.
 - iii. Any portion of open and enclosed parking areas, garages, streets, driveways, automobile turning aisles, or turnaround.
 - iv. Storage areas (refuse or otherwise) or any area fenced or otherwise inaccessible to the residents.
 - v. Slope areas exceeding 7 percent.
 - vi. Areas within public rights-of-way along roadways.
 2. The residential open space requirements of mixed-use buildings must be met in addition to any public plaza space requirements generated by nonresidential portions of the mixed-use building. See Section 18.39.110 for private open space requirements.
 3. In an existing commercial building, parking for the residential unit(s) shall be provided on-site, in addition to that required for the commercial use(s), or by evidence of an agreement for off-site parking acceptable to the City.
 4. Required parking shall be provided for each use, calculated in accordance with the individual requirements for the particular uses. Parking requirements may be reduced in developments where it can be demonstrated that shared parking facilities will meet parking demand without providing separate facilities for each use. Shared parking shall be provided in accordance with Section 18.45.110, Shared Parking.
- B. Design Guidelines. The following standards are intended to ensure the compatibility of uses in a mixed-use project, whether it be vertically or horizontally integrated.
1. Defined below are the various building elements that define the transition between the street and the primary building facade. Such elements are permitted to encroach within the primary building setback as set forth in Table 18.39.060-1.

- a) Porch – A structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open-sided.
 - b) Stoop – A platform or small porch usually elevated several steps at the entrance to a dwelling or building.
 - c) Steps (to stoop or porch) – A stair unit which consists of stairs and risers.
 - d) Forecourt – A private open space enclosed by a low wall or fence between the building facade and frontage line/street right-of-way.
 - e) Balcony – A projecting platform on a building, sometimes supported from below, sometimes cantilevered; enclosed by a railing or balustrade.
 - f) Fireplace, roof overhangs, canopies, awnings, and other architectural features that are subordinate to the main building facade.
 - g) Arbor and trellis.
2. When commercial and residential uses in a project are not vertically integrated, the residential product should be elevated from the sidewalk through the application of elevated building pads and "stoop" style building design to help define the separation between public and private spaces.
 3. Each building may have one or more street frontages. Design consideration must be taken to orient pedestrian and automobile access. Buildings must be designed to maximize views, where available, keeping in mind that the prominent view of the building is equally important. Solar access and noise attenuation should also be a consideration in the final design and placement of building forms.
 4. Site planning must take the location of residential units into consideration and must screen or cover service areas to minimize noise levels and visual impacts.
 5. Where commercial and residential uses are on the same level, different design methods may be used to clearly distinguish between public and private (commercial versus residential) spaces and access points. These methods could include vertical separation by raising the residential unit slightly above grade or applying distinguishing materials, textures, colors, or other physically clear demarcations at a common grade level.
 6. The residential units must be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the nonresidential uses and are directly accessible to resident parking areas.
 7. Buildings with solely residential uses should be elevated from the sidewalk through the application of elevated building pads and "stoop" style building design to help define the separation between public and private spaces.
 8. Residential portions of the project must be designed to limit the interior noise caused by the commercial and parking portions of the project. Proper design may include but must not be limited to building orientation, double or extra-strength windows, wall and ceiling insulation, and orientation and insulation of vents. Where it is necessary that windows be closed in order to achieve the required noise level, means must be provided for ventilation/cooling to provide a habitable environment.

9. No use shall produce continual vibrations or noxious odors that are perceptible without instruments by the average person at the property lines of the site or within the interior of residential units on the site.
10. Commercial uses must be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic, trash collection, routine deliveries, or late-night activity.
11. No use must produce continual loading or unloading of heavy trucks at the site between the hours of 8:00 p.m. and 6:00 a.m.
12. Outdoor lighting associated with commercial uses shall not adversely impact surrounding residential uses, but shall provide sufficient illumination for access and security purposes. Such lighting shall not blink, flash, oscillate, or be unusually bright or intense.
13. Covered trash enclosures are required due to the urban nature of mixed-use environments. Since residential units have the potential to be close together and will most likely be designed as multistory, covered structures can minimize the visual impact of unsightly trash bins from dwelling units.
14. Utility structures become a larger design issue as density increases. The various structures and boxes must be carefully sited and coordinated with landscaping before final engineering plans are done. Major utilities and pull-boxes shall be out of the line of sight.
15. Parking in the mixed-use areas includes public and private facilities, surface parking, and structured parking. Parking for residents must be secure, accessible, and separated from that open to the general public.
16. Where there are vertically mixed uses, parking spaces specifically designated for nonresidential and residential uses must be marked by the use of posting, pavement markings, and/or physical separation.
17. Mixed-use development located along Calimesa Boulevard must include commercial, office, public, or live-work with commercial space on the ground floor of the portion of the project that fronts onto Calimesa Boulevard.

18.39.100 Specific development standards for Downtown Business District zones.

- A. Barber and Beauty Shops. Limited personal services are not to exceed 10 percent of the net floor service area of the commercial establishment, and/or up to 10 percent of the anticipated annual revenues from the business.
- B. Hotels and Motels. Ground-floor guest rooms are not permitted to be located along Calimesa Boulevard.
- C. Nurseries and Incidental Garden Supply. All equipment and supplies, including plants, shall be kept within an approved building or approved fenced enclosure.
- D. Live-Work Units. Live-work units and buildings are subject to the following standards:
 1. Live-work premises shall only be used by people who live in the unit. Living and working spaces shall not be rented or sold separately.

2. The commercial square footage approved for the live-work unit should not be converted into residential use and should remain commercial in nature.
3. Live-work units and buildings must comply with any requirements imposed by the Building, Fire, Community Development, Police, and Public Works departments intended to protect the public health, safety, and welfare.
4. Businesses using commercial vehicles that weigh more than 15,000 pounds or vehicles with more than two axles are prohibited.
5. The minimum total floor area of a live-work space shall be 750 square feet within each unit. All floor area other than that reserved for living space shall be reserved and regularly used for working and display space.
6. Each live-work unit fronting a public street, and located at street level, shall have a pedestrian-oriented frontage that publicly displays the interior of the nonresidential areas of the structure. The first 25 feet of the floor area depth at the street-level frontage shall be limited to display and sales activity.
7. The living space within the live-work unit shall be contiguous with and an integral part of the working space, with direct access between the two areas, and not a separate stand-alone dwelling unit. The residential component shall not have a separate street address from the business component.
8. Where more than one live-work unit is proposed within a single structure, each live-work unit shall be separated from other live-work units and other uses in the structure. Access to each unit shall be provided from common access areas and corridors.

18.39.110 Street design guidelines.

The following guidelines are intended to complement the approved Calimesa Boulevard Streetscape Plan in order to help create a unique environment. Streetscape design should respond to and enhance future development in the downtown and in particular, help achieve the vision for each of the zones in the Downtown Business District. The elements of streetscapes should enhance pedestrian space and encourage pedestrian activity.

1. Provide additional connectivity to Calimesa Boulevard. Alignments should be established as part of the development review process.
2. Landscaping is encouraged and should be well maintained and complement the adjacent project:
 - a) Landscaping should be selected at a scale that is consistent with the building site.
 - b) Street landscaping should be appropriate for sidewalk environments to limit the potential of root systems to affect the adjacent sidewalks.
 - c) Landscaping should not interfere with pedestrian movement or impede with the visibility of business and signage.
3. Furniture: Benches, seating areas, kiosks, and shade structures should be incorporated as amenities for pedestrians.
 - a) Furnishings should be placed where pedestrian traffic, viewsheds, or building ingress and egress will not be obstructed.

- b) Furnishings should be constructed of durable, high quality materials that can withstand the elements without showing wear.
- c) Furniture design should be complementary to the architectural styles of the area.
- 4. Public art and water features should be used to highlight public spaces and create points of interest for each project. These streetscape elements should be well maintained and used as accent features.
- 5. Use of distinctive paving treatments is encouraged to give visual cues to users and emphasize different areas within the streetscape and public spaces. Painted paving surfaces should not be used except to indicate traffic lanes or parking spaces.
- 6. Lighting should be used to illuminate public spaces and contribute to the safety and beauty of the project:
 - a) Fixtures should be complementary to the architectural styles of the area.
 - b) Overly glaring or flashing lights are discouraged.
- 7. Signage should be used to identify places, provide direction, and advertise businesses. Along with communicating information, signage should add to the character of each project and reinforce a sense of place:
 - a) Signs should consist of high quality materials and color palettes that reflect the architectural themes of the surrounding area,
 - b) Location and placement of signs should not obstruct pedestrian or vehicular movement.
- 8. On-street parking should be provided along Calimesa Boulevard in the Downtown Village Commercial zone and should include areas for diagonal or parallel parking, particularly near high activity uses. On-street parking provides a protective barrier between auto traffic and pedestrians, and serves as a traffic calming technique.

