

CHAPTER 19.40

DOWNTOWN DESIGN OVERLAY ZONE DISTRICT

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19.40.010 PURPOSE

The purpose of this Chapter is to provide the following with respect to particular nonresidential areas within the City:

A. *Preservation*

A method to preserve, develop, redevelop and rehabilitate particular nonresidential areas, and to preserve valuable historical features in such areas.

B. *Consistency and Compatibility*

A method to enhance the consistency of the development, redevelopment and rehabilitation of particular nonresidential areas with the General Plan as well as enhance the compatibility of uses with the adjacent areas.

C. *Innovation*

A method to foster innovative nonresidential and mixed-use development that incorporates variety by allowing diversification with respect to the relationship of uses, setbacks, parking requirements, yard areas, open space, and architectural design that may not be achievable under any other zoning regulation.

19.40.020 LOCATION

The provisions of this Chapter shall apply to project areas located within the downtown area known as the Central Perris Redevelopment project area, (“project area”) and shown on Exhibit A to the ordinance codified in this Chapter, on file and available for public inspection in the office of the City Clerk.

19.40.30 ESTABLISHMENT PROCEDURE

The letter “D” as designated upon the zoning map of the City, in combination with a basic nonresidential zoning symbol, shall cause the property so designated to be subject to the provisions as set forth in this Chapter.

19.40.40 PERMITTED USES

Land uses permitted in any residential or commercial zone may be permitted in the project area, provided such use or uses are in compliance with the Central Redevelopment Plan and the General Plan and the requirements as set forth in this Chapter.

19.40.50 QUALIFICATIONS FOR ELIGIBILITY

Any project developed pursuant to the provisions of this Chapter shall meet the following requirements;

A. *Development Standards*

1. Architecture. Development of a project shall be in compliance with the purpose and intent of the Central Redevelopment Plan, including but not limited to requirements regarding building elevation, signage, landscaping and lighting. The development or redevelopment of historically significant structures shall be designed to preserve the historical character.
2. Site Design. Site design shall be in compliance with the Central Redevelopment Plan, including but not limited to requirements regarding access, circulation, parking, service and trash areas, building orientation, lighting, landscaping and building mass.
3. Mixed-use Development. Projects subject to the provisions of this Chapter may permit residential uses within zones designated as commercial; however, in no case may a development project dedicate more than 50 percent of its total floor area to residential uses in a commercial zone. Multi-family residential standards shall not be applicable.
4. Off-Street Parking Program Standards. Off-street parking standards shall be subject to the parking requirements as identified in Chapter 19.69 of this Title and one of the following parking provisions may also apply:
 - a. Reduction in the number of required parking spaces by 25 to 30 percent.
 - b. Reduction in the size of parking stalls, to be a minimum of 6 ½ feet wide by 18 feet deep.
 - c. Provision for off-street parking within 200 feet of the

project site, including but not limited to owned land, parking lease, parking easement or shared parking agreements.

- d. Any combination of either a, b, or c of the subparagraph (A) (4) as determined by the Director of Planning and Community Development constitutes compliance with this Section.

B. *Public Improvements*

Projects shall provide all necessary public improvements, as determined by the City Engineer, including necessary repair or replacement of existing improvements.

C. *Redevelopment Project Agreement*

All projects shall be part of an executed agreement with the Redevelopment Agency of the City of Perris.

19.40.60 APPLICATION REQUIREMENTS

Zone change applications submitted shall be accompanied by a development plan review application that is in compliance with the development plan review requirements as identified in Chapter 19.50 of this Title.

19.40.70 PROCEDURES

Applications shall be processed to Chapters 19.54, AUTHORITY AND REVIEW PROCEDURES and 19.56, PUBLIC HEARING PROCEDURES.