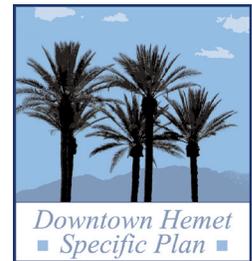


## CHAPTER 4 Mixed Use and Commercial Zones

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### A. Introduction

This chapter sets forth use regulations, development standards and design guidelines for the Mixed Use and Commercial Zones in the Downtown Hemet Specific Plan area. The requirements of this chapter are intended to provide development and design criteria that reinforce the desired character for Downtown Hemet.

Four Mixed Use Zones have been established to encourage the development and revitalization of specific areas of the Downtown into quality, dynamic, pedestrian-oriented environments by permitting a combination of commercial, office, service, entertainment, and residential uses within these areas. In Mixed Use Zones, new development shall emphasize the interface between uses and pedestrian environments, in addition to site aesthetics and amenities. All development shall be constructed in a manner that provides interaction between adjacent uses, whether the uses are part of the same development or are located in adjacent developments within the same zone. The uses in each of the four Mixed Use Districts will vary in composition and intensity based on location, accessibility and surrounding context.

The intent of the Mixed Use Zones is to provide for a combination of land uses within the boundaries of the zones, not necessarily a combination of uses on individual lots. A combination of uses may not be feasible or appropriate on an individual lot based upon the unique characteristics of the lot, including the lot's size, shape, location, existing development on the lot, and/or the lot's surrounding uses and development. When feasible on individual lots, a mixed development may integrate uses vertically within the same structure, or horizontally, with uses side by side on the same parcel.

All new development within the Mixed Use Zones shall be designed to promote the integration of uses, and, when feasible, to share access and parking with adjacent

development. Property owners are encouraged to consolidate properties and/or to work together to create unified development.

## B. Mixed Use and Commercial Zones

The Mixed Use and Commercial Zones in the Downtown Hemet Specific Plan area are identified in Figure 3-1 in Chapter 3 and described as follows:

- 1. Downtown Village (DV) Zone.** The DV Zone is the historic core of Downtown Hemet and is intended to preserve and enhance the economic stability of the retail commercial core. Standards established for this zone support retail, restaurant and entertainment uses in a “main street” environment, while also promoting infill mixed use development. It is important to maintain the pedestrian nature of the Downtown Village Zone by encouraging retail uses that attract passersby or frequent customer visits to locate in first floor commercial spaces that have display windows facing a public sidewalk. The regulations for this zone support the goals and design principles of the General Plan, and are intended to promote retail uses in a mixed use environment in order to maintain the vitality of the heart of the City.
- 2. Office Professional – Mixed Use (OP-MU) Zone.** The OP-MU Zone is intended to allow for medium density residential uses and compatible office uses in a mixed use environment. The OP-MU Zone includes several medical offices that support the nearby Hemet Valley Medical Center as well as several professional offices, including office buildings and home-to-office conversions. In the area around Weston Park, well-designed multi-family residential uses and professional offices are encouraged (either as stand-alone or mixed use buildings) to increase activity around the park and complement the retailing environment in the Downtown Village. In the Kimball Street neighborhood, height limits are lower and the intent is to support primarily single family residences and home-to-office conversions within the neighborhood.
- 3. Hemet Stock Farm (HSF) Zone.** The Hemet Stock Farm, a former equine facility built in 1909, is a unique and culturally important landmark and has long been considered one of the most historical sites in Hemet. It is listed on both local and state historic inventories. As such, a Planned Community Development Application, as described in Section F of this chapter, is required for new development in this zone to ensure unified mixed use project that preserves the integrity and character of the stock farm, including the historic entrance drive and farm structures. A mix of uses is encouraged with an emphasis on residential, open space, and community facility uses, and commercial uses focused along State Street. The regulations identified for the HSF Zone in Section F of this chapter also apply for general conformance with this Specific Plan.



*Pedestrian-oriented retail uses should be focused in the Downtown Village Zone to maintain the “main street” character in the historic downtown core.*



*New infill mixed use projects with residential and/or office uses located above street level retail will add to the desired vibrancy of the Downtown.*

**4. Transit Oriented District (TOD) Zone.** The TOD Zone contains the site of the future transit mobility hub in Downtown Hemet. Land in this zone is largely vacant and/or underutilized. New development in this zone should be a positive addition to the Downtown and be designed to take advantage of the proximity to transit. The TOD Zone is intended to promote transit-supportive development, such as employment uses and higher density residential uses. Development on individual lots need not include both commercial and residential uses, but shall complement uses on surrounding properties. Residential uses should be focused on the east side of the rail tracks to complement the adjacent Franklin Street neighborhood, and non-residential uses should front State Street, which is commercial in nature. Larger development projects in this zone will provide public gathering spaces in the form of open space, plazas and courtyards, as well as pedestrian linkages to the future transit mobility hub and surrounding zones.

*The introduction of mixed use development with higher density housing, employment and commercial uses in the TOD Zone will be positive addition to the Downtown by fostering pedestrian activity and transit ridership around the site of the future transit mobility hub.*



**5. Downtown Commercial (DC) Zone.** The DC Zone provides areas in the Downtown for a broad range of general commercial uses, including retail, office, and service uses, designed to meet the shopping and service needs of the local residential and business communities. This zone is intended to support and enhance the existing general commercial uses along portions of Florida Avenue and State Street, as well as promote infill commercial development.

## C. Use Regulations

1. **Principal Uses.** Table 4-1 identifies the principal uses and the permit or review required to establish each use in the Mixed Used and Commercial Zones as follows: Permitted (P), Administrative Use Permit (A) subject to Section 90-43 of the HMC, or Conditional Use Permit (C) subject to Section 90-42 of the HMC. If a use is not specifically listed in Table 4-1, that use is prohibited. However, the Community Development Director shall have the authority to determine whether a proposed use is permitted based on findings that the use is similar to and no more detrimental than a particular use permitted in the zone. Additional regulations contained in the Hemet Municipal Code (HMC) and/or this Specific Plan are also identified.
  
2. **Active Use and Display Window Requirements in the Downtown Village Zone.** It is important to maintain the pedestrian nature of the DV Zone by encouraging retail uses that attract passersby or frequent customer visits to locate in first floor of commercial spaces that have display windows facing a public sidewalk. The following use regulations apply in the DV Zone:
  - a) Only retail, restaurant and other pedestrian oriented uses, as identified in Table 4-1, are permitted on the ground floor of commercial spaces that have a display window facing a public sidewalk.
  - b) Additional uses are permitted, as identified in Table 4-1, in commercial spaces that are not on the ground floor and/or ground floor spaces that do not have a display window facing a public sidewalk.
  - c) No existing first floor commercial space having display windows facing the public sidewalk shall be modified so as to create one or more separate commercial spaces that does not have display windows facing the public sidewalk.
  - d) For new construction, ground floor retail space shall be provided to a depth of at least 25 feet from the front façade.
  - e) No multi-family residential uses are permitted on the ground floor in the DV Zone, except as noted herein. The Community Development Director may grant residential uses on the ground floor in the DV Zone if the project provides an additional public benefit or amenity, such as but not limited to a public paseo, public courtyard, etc., with direct access to the public sidewalk. The residential frontage of the project shall not exceed 50% of the linear frontage of the total linear street frontage of the project site.
  
3. **Use Requirements in the Transit Oriented District Zone.** The following use requirements apply in the TOD Zone:
  - a) Commercial uses are required on the ground floor fronting State Street.

Table 4-1: Use Regulations for Mixed Use and Commercial Zones

Land Use Types	Zones				Additional Regulations
	DV	TOD	OP-MU	DC	
<b>Residential Uses</b>					
Accessory structures (non-dwelling)	P	P	P	P	HMC Section 90-320 and 90-386(d)
Assisted living facility	--	C	C	C	HMC Sections 90-4, 90-42
Bed and breakfast	C	--	C	--	HMC Sections 90-4, 90-42
Continuing care retirement community	--	--	--	C	HMC Sections 90-4, 90-42
Home occupation	P	P	P	--	HMC Section 90-72
Live-work unit	P	P	P	--	Section D.4 of this chapter
Mixed use <sup>1</sup>	C	C	C	--	Section G of this chapter
Multi-family dwellings	C	C	C	--	For the DV Zone, see also Section C.2 of this chapter
Secondary dwelling unit	P	--	P	--	HMC Section 90-321
Single family dwelling, detached, new	--	--	P <sup>2</sup>	--	
Single family dwelling detached, constructed prior to DHSP adoption <sup>3</sup>	P	P	P	--	
Skilled nursing facility	--	C	C	C	HMC Sections 90-4, 90-42
Small licensed residential care facility	--	--	P	--	HMC Article X, Division 1
<b>Commercial Uses</b>					
Adult businesses	--	--	--	--	HMC Section 90-18
Alcohol sales, in conjunction with an exempt land use	P	P	P	P	HMC Section 90-90(e)
Alcohol sales, all other on-sale and off-sale alcohol sales	C	C	C	C	HMC Section 90-90
Antique/collectible store (not thrift store)	P	--	--	P	
Art/photography store, studio, gallery	P	P	P	P	
Automated Teller Machine (ATM)	P	P	P	P	For Drive-through ATMs, see Drive-through service
Automobile maintenance or repair, body or mechanical work, washing and detailing	--	--	--	A	HMC Section 90-897(a)
Automobile parts sales	--	--	--	P	
Automobile sales, new and used	--	--	--	C	
Automobile rentals	--	--	--	A	
Bakery, with on-site sales	P	P	C	P	
Bank, credit union, savings and loan	P <sup>4</sup>	P	P <sup>5</sup>	P	
Bar, nightclub	C	C	--	C	
Catering establishment	--	--	--	P	
Coffee house, with/without food and books	P	P	C	P	
Commercial recreation as a primary use, indoor (bowling alley, arcade, ice or roller skating, billiard or pool hall, etc.)	C	C	--	C	

Table 4-1: Use Regulations for Mixed Use and Commercial Zones (continued)

Land Use Types	Zones				Additional Regulations
	DV	TOD	OP-MU	DC	
<b>Commercial Uses (continued)</b>					
Commercial recreation as a primary use, outdoor (private sport field, sport club, outdoor batting cages, etc.)	--	--	--	C	
Conversion of residence to office or commercial use <sup>6</sup>	A	A	A	--	HMC Chapter 90, Article IV and Section H of this chapter
Day care facility, 6 or less clients	--	--	P	--	HMC Section 90-4
Day care facility, more than 6 clients	C <sup>4</sup>	C	C	C	HMC Sections 90-4, 90-42
Drive-through service	--	--	--	C	
Farmer's market	A	A	A	A	
Fortune telling	--	--	--	--	
Furniture upholstery	--	--	--	P	
Gasoline/service station	--	--	--	C	HMC Section 90-897(b)
Grocery and specialty food store	P	P	--	P	
Hotel, motel	C <sup>4</sup>	--	--	C	HMC Section 90-898
Kiosk, permanent retail	A	A	--	A	Section D.5 of this chapter
Liquor or convenience store	--	--	--	C	HMC Section 90-90
Medical and/or dental laboratory	--	P	P	P	
Medical marijuana dispensary or facility	--	--	--	--	
Medical urgent care facility, open 7:00 am to 10:00 pm	--	--	P	P	
Medical urgent care facility, open outside the hours of 7:00 am to 10:00 pm	--	--	C	C	
Micro-brewery or winery and limited distribution	A	A	--	A	HMC Section 90-90
Offices, business and professional	P <sup>4</sup>	P	P	P	
Offices, medical and dental	--	P	P	P	
Parking structure	C	C	C	C	
Pawnshop	--	--	--	--	
Pharmacy	P	P	--	P	
Pharmacy with drive-through service	C <sup>7</sup>	--	--	P	
Radio station, AM and/or FM (without antennae)	--	--	--	C	
Recording studio	C	--	--	C	
Recycling collection center, permanent	--	--	--	--	
Restaurant, with or without alcohol sales	P	P	C	P	HMC Section 90-90
Restaurant, drive-through	--	--	--	C	
Retail sales store, not including vehicle parts sales, 20,000 square feet or less	P	P	P <sup>8</sup>	P	

Table 4-1: Use Regulations for Mixed Use and Commercial Zones (continued)

Land Use Types	Zones				Additional Regulations
	DV	TOD	OP-MU	DC	
<b>Commercial Uses (continued)</b>					
Retail sales store, not including vehicle parts sales, more than 20,000 square feet and up to 40,000 square feet	C	C	--	P	
Retail sales store, not including vehicle parts sales, more than 40,000 square feet	--	C	--	C	
Retail service store (beauty or barber shop, salon, spa, tailor, dry cleaning, health/fitness club, yoga, martial arts, dance studio, photocopying, repair, etc.)	P	P	A	P	
Swap meet, interior or exterior, temporary or permanent	--	--	--	--	
Tattoo studio	--	--	--	--	
Theater, motion picture and live entertainment	C	C	--	C	
Thrift store	--	--	--	A	
Tobacco and vape shops	--	--	--	--	HMC Section 90-80
Transportation service (depot, train station, bus station, taxi, etc.), not including truck terminals	C	C	--	C	
<b>Education / Public Assembly / Public Facility Uses</b>					
Educational facilities, including elementary, secondary, vocational schools and colleges	C <sup>4</sup>	C	C	C	
Outdoor events, festivals and street fairs, temporary	P	P	P	P	HMC Section 90-73
Museums and libraries	P	P	P	P	
Places of assembly (religious institution, meeting hall, community center, etc.)	C <sup>4</sup>	C	C	C	
Public park and open space	P	P	P	P	
<b>Accessory Uses</b>					
Accessory uses and structures located on the same site as a permitted use	P	P	P	P	HMC Sections 90-4 and 90-895(d)
Outdoor dining accessory to a primary use	P	P	P	P	Section H, Outdoor Dining, of this chapter
Permanent outdoor storage of merchandise or display accessory to a primary use	--	--	--	A	
Temporary outdoor displays and sales of merchandise during business hours <sup>9</sup>	A	A	A	A	HMC Section 90-73(c)

**Table 4-1: Use Regulations for Mixed Use and Commercial Zones (continued)****Table 4-1 Notes:**

1. After approval, a mixed use building shall not be converted to entirely residential use.
2. New single family residential uses permitted only in the area of the OP-MU Zone along State Street and Kimball Avenue.
3. A single-family structure lawfully occupying a lot built prior to the date of adoption of this Specific Plan may continue to be used, maintained, improved and repaired. Additions may be built and structures damaged by natural hazards and calamities may be rebuilt pursuant to the standards in this Specific Plan and current building codes in effect at the time of building permit for the new construction.
4. Not permitted on the ground floor of buildings in the DV Zone that have a display window facing a public sidewalk. See also Section C.2 of this chapter.
5. Bank, credit union, savings and loan permitted only in the OP-MU area between Buena Vista Avenue, Santa Fe Street, Calhoun Place and Florida Avenue.
6. Subject to Chapter 90, Article IV of the HMC, except that the conversion may allow a portion of the structure to remain residential in use. See also Section H, Residential to Commercial Conversions, of this chapter.
7. A pharmacy with drive-through service is conditionally permitted in the Downtown Village Zone only when located adjacent to the Downtown Commercial Zone.
8. Retail sales, 20,000 square feet or less, not including vehicle parts sales, shall be permitted on parcels fronting Florida Avenue in the OP-MU Zone.
9. Temporary outdoor displays and sales of merchandise are only permitted during business hours and shall be removed at close of business. If located in the public right-of-way, maintain a clear pathway for pedestrians, free of all obstructions, of not less than 4 feet.

## D. Development Standards

- General.** Table 4-2 identifies the development standards applicable to all development in the Mixed Use and Commercial Zones. Additional regulations contained in Chapter 90 of the HMC are also identified. Table 4-3 identifies parking requirements for allowable land uses in these zones. Refer to Appendix 1, Downtown Sign Regulations and Guidelines, for signage requirements and design guidelines. Development of the site and structures shall be consistent with all applicable design guidelines contained in this chapter.
- Application Review.** To determine application review requirements for new development and modifications to existing development, refer to Section 90-49 of the HMC (Pre-Application Review) and Chapter 3, Section E (Site Development Review) of this Specific Plan.

**Table 4-2: Development Standards for Mixed Use and Commercial Zones**

Development Standards	Zones				Additional Regulations
	DV	TOD	OP-MU	DC	
Lot Area - Minimum (new lots)	15,000 sf	1 acre <sup>1</sup>	8,000 sf <sup>2</sup>	20,000 sf	
Lot Depth - Minimum (new lots)	--	--	100 ft	100 ft	
Lot Width - Minimum (new lots)	--	--	60 ft	60 ft	
Lot Coverage - Maximum	--	70%	60%	50%	
Front Yard Setback - Minimum	0 ft <sup>3</sup>	See note 4	20 ft	10 ft	HMC Sections 90-895(a)(b) and 90-386(a)(b)
Street Side Yard (side or rear) Setback - Minimum	0 ft <sup>3</sup>	See note 4	10 ft	10 ft	HMC Sections 90-895(a)(b) and 90-386(a)(b)
Interior Yard (side or rear) Setback - Minimum	0 ft <sup>5</sup>	0 ft <sup>5</sup>	10 ft	0 ft <sup>5</sup>	HMC Sections 90-895(a)(b) and 90-386(a)(b)
Floor-to-ceiling height for ground floor commercial uses - Minimum	15 ft	15 ft	15 ft	15 ft	
Building Height - Maximum	3 stories or 40 ft	4 stories or 50 ft <sup>6</sup>	3 stories or 40 ft <sup>7</sup>	2 stories or 35 ft	HMC Sections 90-895(c) and 90-386(c)
Residential Density - Maximum	22 du/ac	30 du/ac <sup>8</sup>	22 du/ac	--	
Residential Unit Size - Minimum					
a. Studio	550 sf	550 sf	550 sf	--	
b. One bedroom	700 sf	700 sf	700 sf	--	
c. Two bedroom	900 sf	900 sf	900 sf	--	
d. Three bedroom	1,100 sf	1,100 sf	1,100 sf	--	
Residential Common Open Space Area - Minimum <sup>9,10</sup>	75 sf/du	75 sf/du	75 sf/du	--	Section E, Open Space, in Chapter 5
Residential Private Open Space Area - Minimum <sup>11</sup>	50 sf/du	50 sf/du	50 sf/du	--	Section E, Open Space, in Chapter 5
Non-Residential Common Open Space Area - Minimum	--	1,000 sf/ac <sup>12</sup>	--	--	Section H, Plazas and Courtyards, of this chapter.

**Table 4-2: Development Standards for Mixed Use and Commercial Zones (continued)****Table 4-2 Notes:**

1. Lots of less than one acre may be created as pads for buildings that are part of a larger complex in which parking and access is shared.
2. A minimum lot size of (1/2 acre) is required for new multi-family and mixed use development in the OP-MU Zone.
3. Up to 50% of the building elevation may be set back to allow for outdoor use, such as outdoor patio dining, public art, entry forecourts, or other amenities appropriate to an urban development, provided the street continuity is not unduly interrupted along the majority of the block.
4. Minimum front or street side yard setback in the TOD Zone on Oakland Avenue, State Street and Devonshire Avenue is 10 feet; minimum front or street side yard setback on Buena Vista Street is 20 feet.
5. 10-foot landscaped setback required when adjacent to a residential use or zone.
6. New development in the TOD Zone fronting Buena Vista Street shall not exceed 40 feet or 3 stories, whichever is less, for a depth of 50 feet from the Buena Vista Street property line. New development sharing an interior property line with an existing single family residence shall step back the fourth story of the building by a minimum of 10 feet.
7. In the OP-MU Zone on Kimball Avenue and State Street, the maximum building height shall be 2 stories or 35 feet.
8. A residential density bonus of up to 10 units per acre is permitted for a project development on a 5 acre minimum lot size. See Section E of this chapter.
9. More than one open space area may be provided on a lot. The sum of square footages for all eligible open space areas on a lot shall comprise the total open space area for that lot. Required rear yard areas may be included in the calculated open space area, but a required front or side yard area shall not be included. Open space areas shall have no parking, driveway or right-of-way encroachments.
10. Minimum dimension shall be 20 feet for common open space.
11. Minimum dimension shall be 7 feet for private open space.
12. Required in the TOD Zone for new projects with a lot area of one acre or more.

**3. Off-Street Parking Requirements.** Table 4-3 identifies the parking requirements for allowable land uses in the Mixed Use and Commercial Zones. Parking requirements may be eased after a detailed parking management plan has been designed and approved by the Community Development Director and City Engineer. For mixed-use developments, a parking study shall be required by an applicant aiming to reduce their minimum project parking requirement. The study shall propose the use of parking alternatives for non-residential uses, such as valet, shared parking, and/or on-street parking. In addition, the close proximity of a mixed-use development to a transit stop (1/4 mile) could also be used as means to justify the reduction in minimum parking requirements for non-residential uses. It is recommended that a reduction of no more than 25% of the total parking spaces required for non-residential uses be granted. If changes to the uses occur at some future time, an updated parking study will be required to reflect the new uses.

Table 4-3: Off-Street Parking Requirements

Land Use	Number of Parking Spaces
<b>Residential</b>	
Studio	1 space/unit (minimum 1 covered space) + 0.25 visitor spaces/unit
1 Bedroom	1.5 spaces/unit (minimum 1 covered space) + 0.25 visitor spaces/unit
2+ Bedrooms	2 spaces/unit (minimum 1 covered space) + 0.25 visitor spaces/unit
<b>Commercial</b>	
Office (excluding medical)	1 space/500 sf of gross leasable area
Medical and Dental Office	1 space/200 sf of gross leasable area
Retail and Services	1 space/500 sf of gross leasable area
Restaurants, Cafés, & Similar Uses	1 space/250 sf of gross leasable area
<b>Mixed-Use</b>	
Residential	Residential parking standards per the City of Hemet Municipal Code Section 90-1423
Commercial	Commercial parking standards per the City of Hemet Municipal Code Section 90-935 or to be proposed by project applicant as part of a Parking Study
Live-Work	1 spaces per unit + 1 space/500 sf of nonresidential floor area

*Note: Credit shall be given for parking that is found immediately adjacent to the property in the public right-of-way and in a municipal parking lot within 300 feet.*

4. **Standards for Live-Work Units.** A live-work unit is defined as an integrated living unit and working space with an internal connection between the living and working space, occupied and utilized by a single housekeeping unit. Retail and/or wholesale sales and/or office businesses may be conducted in live-work units. Live-work units may be designed for existing commercial or residential structures as adaptive reuse, or for new development specifically designed and constructed for such use. Live-work units may also occupy a portion of a mixed use development. Live-work units shall be developed according to the following regulations:
- a) The minimum floor area of a live-work unit shall be 750 square feet.
  - b) For live-work units in the Downtown Village Zone, the first 25 feet of floor area depth at the street level frontage shall be devoted to non-residential activity.
  - c) All 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.
  - d) At least one of the full-time workers of the live-work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live-work unit may have employees in addition to residents as necessary.
  - e) Access to individual units shall be from common access areas, corridors or hallways.

- f) Complete kitchen space and sanitary facilities shall be provided in compliance with all applicable codes.
- g) The workspace shall not occupy more than 40% of the unit.
- h) Retail space may be integrated with working space.
- i) A business license shall be obtained in compliance with the Hemet Municipal Code for business activities conducted within the live-work unit.
- j) After approval, a live-work unit shall not be converted to entirely residential use.

**5. Standards for Kiosk Retail Sales.** A retail kiosk is a free standing display or retail outlet, usually manned by one or two individuals. Retail kiosks are frequently located in shopping malls, plazas or on busy city streets with significant foot traffic.

- a) A kiosk may be permitted on private property within a defined plaza area and between buildings that are part of a professional office, commercial or mixed-use development. Limited kiosk use may be granted by the City in public areas on a case by case basis. An Encroachment Permit from the City Engineer will be required.
- b) A kiosk generally should not exceed 5 feet in width, 9 feet in length, and no more than 6 feet in height excluding canopies, umbrellas or transparent enclosures. Deviations in size may be approved by the Community Development Director on a case-by-case basis upon consideration of the uniqueness of the site or user circumstances.
- c) The kiosk shall not obstruct access to or occupy a parking space, obstruct access to a parked vehicle, impede the delivery of materials to adjoining property, interfere with access to public property or any adjoining property, or interfere with maintenance or use of street furniture.
- d) The number of employees per individual kiosk shall be limited to two persons at any one time.
- e) All kiosks shall be self-contained or located on a site that has been specifically designed to provide water, waste and power to operate the kiosk. No exposed pipes or wires are permitted.
- f) The design, color scheme and signage of the kiosk shall be appropriate to its location.
- g) All packaging containers or boxes shall be stored within the kiosk.
- h) The sale of alcoholic beverages shall be prohibited.
- i) The kiosk owner shall have a valid City business license and have permission from the property owner.

## E. Density Bonus in the TOD Zone

Lot consolidation is encouraged in the TOD Zone to improve the redevelopment potential of the vacant and underutilized properties. In order to encourage the assemblage of smaller existing parcels into larger parcels that can be more efficiently developed into a larger unified project, the following incentive is offered:

1. Residential density bonus of up to 10 units per acre for a project development on a five acre minimum lot size.



*The TOD Zone contains the site of the future transit station in Downtown Hemet. Land in this zone is largely vacant and/or underutilized, and lot consolidation is encouraged to improve redevelopment potential.*



*New development in this zone will be designed to take advantage of the proximity to transit by providing larger, unified projects that contain employment uses and higher density residential uses. In addition, larger integrated projects will provide public gathering spaces in the form of plazas and courtyards, as well as pedestrian linkages to the future transit station and surrounding zones. This illustration shows one way a TOD project could be designed around a large plaza.*

## F. Development Requirements for the Hemet Stock Farm Zone (HSF)

A Planned Community Development (PCD) Application, pursuant to Chapter 90, Article XIX (PCD Planned Community Development Zone) of the Hemet Municipal Code (HMC) is required for new development in this zone to ensure unified development that preserves integrity and character of the stock farm.

The requirements contained in Article XIX for Planned Community Development applications apply for new development in the Hemet Stock Farm Zone, with the following exceptions and additions:

1. **Site Area.** The minimum site area required for a planned community development shall be 35 acres.
2. **Permitted Uses.** The proposed uses listed in Section 90-613(3) of the HMC shall be allowed in the HSF Zone with the exception of industrial facilities.
3. **Use Requirements.** Commercial uses are required on the ground floor fronting State Street.
4. **Development Standards.** The development standards for the HSF Zone shall be established as part of the PCD development plan approval pursuant to Section 90-612(1) of the HMC with the following additional standards:
  - a) The minimum front or street side yard setback for development on State Street is 10 feet.
  - b) The minimum front or street side yard setback for development on Oakland Avenue, Devonshire Avenue and Gilbert Street is 20 feet.
5. **Performance Standards.** The performance standards contained in Section G of this chapter shall also apply.
6. **Design Guidelines.** The design guidelines contained in Section H of this chapter and in contained in Chapter 5 of this Specific Plan shall also apply.
7. **Sign Standards.** The sign regulations and guidelines contained in Appendix 1 of this Specific Plan shall also apply.

## G. Performance Standards

The purpose of this section is to ensure that residential uses in mixed-use zones are not adversely impacted by adjacent commercial uses, including but not limited to traffic, noise, light, and safety impacts.

- 1. Hours of Operation.** The hours of operation for commercial uses shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily, unless modified by a conditional use permit.
- 2. Loading.** Loading, unloading and all maintenance activities shall be conducted within the hours of operation noted above, and in such a fashion so as to prevent annoyance to adjacent residents and tenants.
- 3. Noise.** Noise generated by activities on the premises shall be controlled in such a manner so as not to create a nuisance on any adjacent property. Residential units shall be constructed and designed to reduce noise, particularly when located proximate to the rail line. Proper design may include, but shall not be limited to, building orientation, double windows, wall and ceiling insulation, and orientation of vents. Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration.
- 4. Light and Glare.** All outdoor lighting associated with commercial uses adjacent to or within the immediate vicinity of residential uses shall be designed to illuminate commercial uses, while minimizing light trespass into residential areas. Lighting for nonresidential uses shall be appropriately designed, located, and shielded to ensure that they do not negatively impact the residential uses in the development or any adjacent residential uses.
- 5. Limitations on Activities.** Any activity or use as determined by the Community Development Director not to be compatible with residential activities and/or to have the possibility of affecting the health or safety of residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or create a hazard because of materials, processes, products, or wastes shall not be permitted within any mixed use development. This includes but is not limited to storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; and welding, machining, or open flame work.
- 6. Security.** The residential units shall be designed to ensure the security of residents through the provision of separate and secured entrances and exits that are directly accessible to secured parking areas. Where residential units are in the same structure as a commercial use, access to residential units shall be from a secured area located on the first floor at the ground level. Nonresidential and residential uses located on the same floor shall not have common entrance hallways or common balconies.

## H. Mixed Use and Commercial Design Guidelines

This section provides design guidelines for mixed use and commercial development in the Downtown Hemet Specific Plan area. The purpose of the design guidelines is to facilitate high quality projects, address design considerations for achieving pedestrian and human-scaled development, and reinforce a sense of place and vibrancy throughout the Downtown's mixed use areas. In addition, sustainability measures that help reduce environmental impacts, promote energy efficiency, and facilitate a healthier environment are incorporated throughout the design guidelines.

Design evaluation shall be based on substantial compliance with the intent and guidelines set forth in this section, and projects shall be approved, conditionally approved or denied on such basis. While the guidelines are not absolute requirements, proposed mixed use and commercial projects should adhere to each of the guidelines unless it is determined by the review body that a guideline is not feasible and/or appropriate for a specific project. These guidelines are in addition to land use regulations and development standards contained in this chapter.

The design guidelines for mixed use and commercial development have been established in order to accomplish the following objectives:

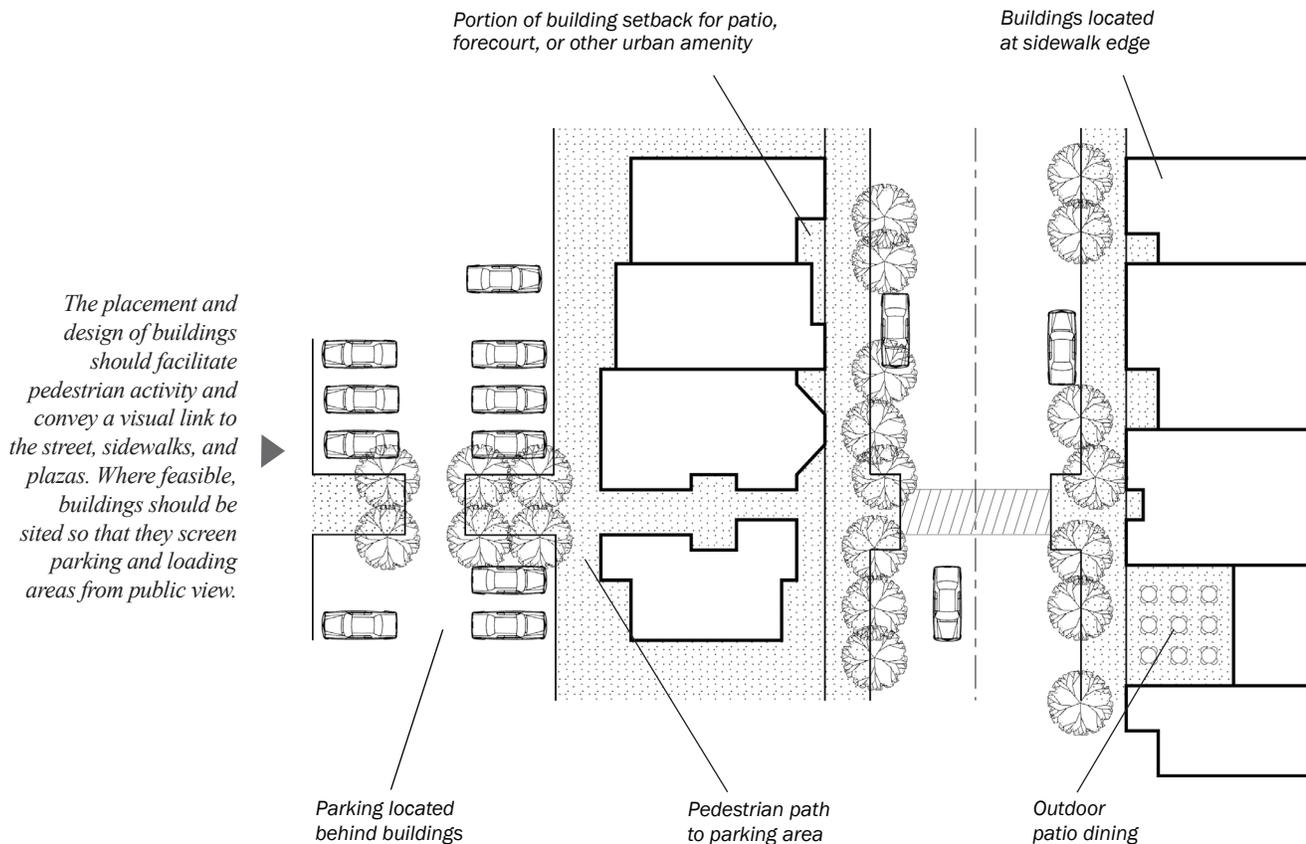
- Contribute to the Downtown character by respecting the scale, proportion and architectural style of the surrounding area.
- Create visual interest in mixed-use and commercial buildings, while maintaining a sense of harmony within the project.
- Promote design creativity and variation while ensuring consistency in building scale, proportion and overall character.
- Facilitate pedestrian orientation and linkages in mixed use and commercial projects, as well as a strong relationship between buildings and the street edge.
- Eliminate random development patterns and establish site planning and design relationships between new development and neighboring properties.
- Encourage environmental sensitivity in development.
- Preserve and incorporate structures into the project that are distinctive because of their age, cultural significance, or unique architectural style.

### Sustainability Symbol

This leaf symbol appears throughout this section to identify design guidelines that will help reduce environmental impacts and promote a healthier environment.

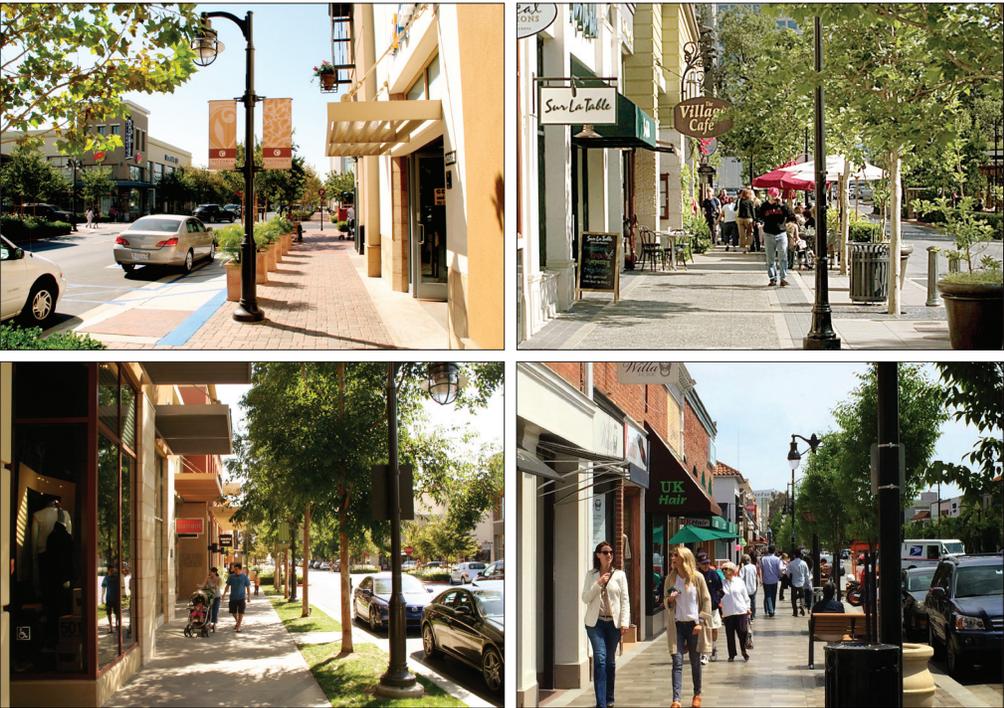
## 1. Building Siting and Orientation

- a) Provide integrated site planning by designing for the functional and visual integration of building(s), services, vehicular access and parking, and outdoor public spaces.
-  b) Locate and design buildings to facilitate and encourage pedestrian activity and convey a visual link to the street and sidewalks.
- c) Utilize front facades of buildings to create street walls that define the public realm of the street; however, a portion of the building elevation may be set back to allow for outdoor use, such as outdoor patio dining, public art, entry forecourts, or other amenities appropriate to an urban development, provided the street continuity is not unduly interrupted along the majority of the block.
- d) Avoid developments that are internally focused at the expense of an active street environment, or developments that result in left-over space.
- e) Locate parking behind buildings or interior to a block to support pedestrian-oriented streets.



### 1. Building Siting and Orientation (continued)

- f) In larger projects, such as in the TOD Zone, cluster buildings to create usable pedestrian areas and public space. Where clustering is impractical, provide a visual link between separate structures through the use of an arcade system, trellis or other open structure.
- g) Design vehicular access to ensure minimum conflict between pedestrians, automobiles, and service vehicles. Sight lines, pedestrian walkways, and lighting are factors to consider in final site design.
- h) Site buildings so that they screen parking and unsightly activities from public view, residentially zoned properties, and, if applicable, the residential portion of a mixed-use project.
- i) When possible, design buildings with shared open spaces, plazas, and courtyards that can serve as outdoor eating and gathering places.
- j) Site and orient buildings to maximize the use of sunlight and shade for energy savings, and to avoid blocking solar access to adjacent properties.
- k) Protect view corridors and frame important views of natural and man-made landmarks; look for opportunities to open views to the surrounding mountains and landmark buildings.



*Building facades at the sidewalk edge and human-scaled retail frontages activate the street and create a comfortable and welcoming pedestrian environment.*

## 2. Pedestrian Connectivity

- a) Design all new development to enhance pedestrian movement within the project and to adjacent uses, and promote a more walkable Downtown.
- b) Provide pedestrian walkways to connect buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas and amenities.
- c) Pave pedestrian paths or walkways to building entrances with high quality paving materials such as but not limited to, stone pavers, decorative concrete pavers and brick. The use of asphalt for paving walkways is prohibited.
- d) Where pedestrian paths or walkways cross parking areas or driveways, provide decorative paving or some other method to define the pedestrian space and delineate crossings.
- e) Incorporate lighting along sidewalks or other pedestrian walkways to enhance the pedestrian environment and provide for a safe environment. Lighting shall be low mounted and downward casting in a manner that reduces light trespass onto adjacent properties.



*Pedestrian walkways that are well-defined by landscaping, lighting, and decorative paving should be used throughout Downtown. Walkways, paths, and pergolas can provide shade, connections, and define usable space.*



### 3. Plazas and Courtyards

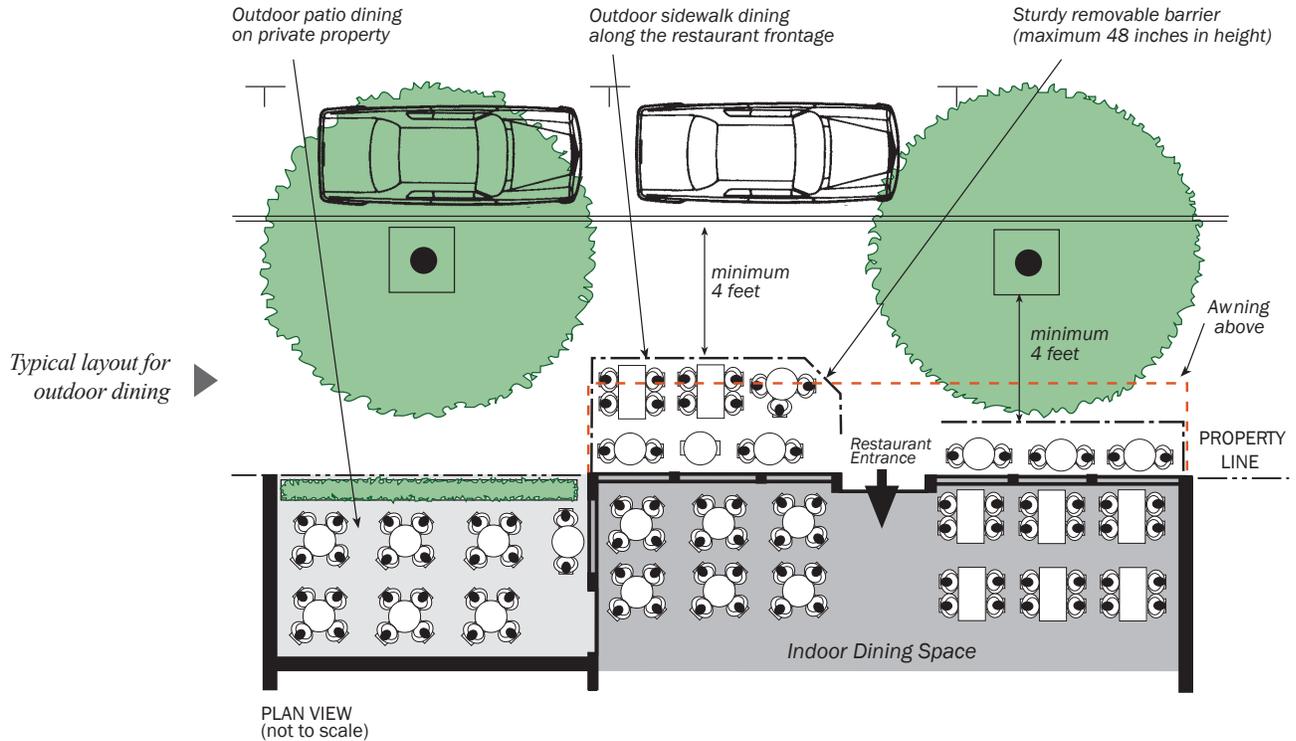
- a) Incorporate well-defined outdoor spaces, such as plazas, courtyards, patios, terraces and gardens, in the design of commercial and mixed-use developments. All outdoor spaces and associated amenities shall be continually maintained by the property owner.
- b) Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.
- c) Provide direct access to public plazas and courtyards from the street; secondary access may be provided from retail shops, restaurants, offices and/or other uses within the development.
- d) Link adjoining outdoor spaces with comfortable paths and walks to create a network of spaces.
- e) Include landscaping, seating, and other outdoor furniture in plaza and courtyard design; consider adding a focal element, such as public art or a water feature using recycled water.
- f) Use planters and pots to complement the project architecture and other site amenities; avoid obstructing pedestrian traffic flow with planters and pots.
- g) Provide shade trees or architectural elements that provide shelter and relief from direct sunlight.
- h) Design outdoor space with safety in mind by promoting visibility from the street and providing architecturally compatible lighting to enhance nighttime security.
- i) Buffer plazas and courtyards from parking areas and drive aisles.
- j) Design plazas, courtyards and walkways to collect stormwater where feasible.



*Plazas, courtyards, and pedestrian areas function as “oases” or outdoor rooms in mixed use and commercial developments. Decorative site amenities, such as seating, planters and pots, fountains, or water features are critical design components for creating a pleasant pedestrian-oriented environment.*

### 4. Outdoor Dining

- a) Locate sidewalk dining within the public sidewalk rights-of-way, subject to the clear widths available, immediately adjacent to the buildings with the pedestrian path immediately along the curb.
- b) Locate patio dining within private property adjacent to the streets or public alley walkways. Outdoor patio dining is allowed within the street yard setback where street yard setbacks occur.
- c) Maintain a clear pathway for pedestrians, free from all obstructions, of not less than 4 feet depending on the exact sidewalk width and extent of pedestrian activity in the streetscape segment. For purposes of calculating the clear pathway dimension, trees, traffic signs, meters, and all similar obstacles shall count as obstructions. The City Engineer shall define exact clear pathway requirements within this range, on a case-by-case basis. The City Engineer may grant exemption to the minimum requirements based on the particular site conditions.
- d) Where feasible, separate the sidewalk dining area from the remainder of the sidewalk by a temporary physical barrier, such as bollards, planter boxes or pots, umbrellas, movable fencing/railing, etc. Use materials compatible in style, color and finish with the adjacent structure. Remove all outdoor barriers from the sidewalk at the close of the business establishment daily.



### 4. Outdoor Dining (continued)

- e) Demarcate patio dining spaces adjacent to streets or alley walkways by either temporary or permanent boundary definers such as railings, fencing, landscaping in planter boxes, low wall, or bollards. Use materials compatible in style, color and finish with the adjacent structure.
- f) The area used for sidewalk and patio dining shall not be included in the eating or drinking establishment’s area for the purposes of calculating the establishment’s parking requirement.
- g) Limit the outdoor dining space hours of operation to the hours of operation of the associated dining establishment.
- h) Display of an outdoor dining menu is permitted on a single-sided framed menu attached to a moveable barrier within the sidewalk or patio dining area. The size of the frame shall not exceed three square feet. Freestanding pedestal menus or A-frame displays are also permitted so long as they do not block pedestrian movement and are moved indoors when the restaurant is closed.
- i) Maintain outdoor dining furniture to be safe, sanitary and attractive at all times.
- j) Follow all federal and state requirements as per the Americans with Disability Act and California Title 24 Accessibility Guidelines, as well as Building and Safety Department requirements.
- k) Approval of Encroachment Permit is required from the City Engineer.



*Outdoor sidewalk dining adds pedestrian activity and vibrancy to a retail environment.*

## 5. Scale, Mass and Form

- a) Design new development so that the scale and mass is similar to that of neighboring developments and does not overwhelm them with disproportionate size or incompatible design.
- b) Design buildings to employ clean simple geometric forms and coordinated massing that produce an overall sense of unity, scale, and interest; use simple, strong massing with broken and varied elements to break down the massing of larger buildings.
- c) Use building massing and form to place strong visual emphasis on the street and other important civic spaces.
- d) Attenuate the appearance of building mass with arcades, courtyards, pergolas, color and material changes, and stepping stories back above the ground level.
- e) Where appropriate, use varied roof or parapet heights and/or recessed or extended building walls to break up the massing.
- f) Use building form to emphasize individual units within a building, larger units and/or anchor stores within retail projects, and foyers, lobbies, and reception areas within non-retail commercial projects.
- g) Use building form and articulation to accentuate public entrances, de-emphasize service areas, and define and shelter pedestrian walkways and exterior spaces.
- h) Employ strong building forms such as towers, angled corners, or other architectural features at corner locations to provide focal points and demarcate important gateways; strong corner massing can function as the visual anchor for a block.

*Buildings with angled corners, plazas, towers or other architectural feature are encouraged at corner locations to help anchor the intersection.*



## 6. Building Modulation and Articulation

- a) Establish a rhythm of vertical elements along the street-level facade.
- b) Avoid large monotonous facades, blank walls, long straight-line building fronts, plain box shapes, and barren exterior treatment on all building facades.
- c) Modulate commercial facades at least every 50 feet by changes in building mass or facade treatment, such as projected entrance windows, roof form or other architectural features.
- d) Use the following design elements to articulate buildings and give individual identity to each vertical module or individual unit within a building:
  - Provide a deep notch (minimum one-foot) between the modules,
  - Vary architectural elements between units (e.g., window color, roof shape, window shape, stoop detail, railing type),
  - Provide porches and balconies, and
  - Vary color or materials of each individual module within a harmonious palette of colors and materials, etc.
- e) Design the fenestration (design and pattern of doors, windows, awnings, canopies, etc.) to be proportioned to and integrated with the façade modulation of columns and beams and other similar elements.
- f) Incorporate architectural details and elements that will create a human scale at the street level, such as awnings, canopies, arbors, and trellises, which also provide shade over public sidewalks and walkways. The appropriate use of other architectural details, including reveals, course lines, decorative cornices, columns, etc., is also encouraged as a means of creating interest, variety, and distinctive design.



*Varied building forms, volumetric and planar changes, and variations in roof forms and height, contribute to a well-articulated building.*

## 7. Architectural Style

- a) Design each project with an identifiable architectural theme. While there is no single architectural style required for new construction, traditional styles, including Spanish Revival, Mission and Turn-of-the-Century styles are encouraged. Western style architecture is discouraged.
- b) Design visually attractive buildings that add richness and variety to the Downtown environment.
- c) Use a consistent architectural style and materials throughout a mixed use development. Differences in use of architectural details may occur where the intent is to differentiate between the residential and commercial scale and character of the structure(s).
- d) For infill development and additions, acknowledge the existing building(s) using architectural elements such as matching cornice lines, continuation of a colonnade, use of similar materials, and similar building proportions.
- e) Incorporate appropriately scaled windows, doors, and other building details consistent with the style of architecture to achieve stylistic coherence.
- f) Complement the architectural character of an adjacent historic building or area; however, avoid imitation and mimicry of historic architectural styles. New buildings should not appear to have been constructed in a past era, and references to period architecture should be interpreted in a contemporary manner. For example, using historic detailing on otherwise contemporary structures, such as oversized crown moldings or cornices used to make a 1950s building appear Mission style, is strongly discouraged.
- g) Avoid excessive and overly gratuitous ornamentation that detracts from the visual clarity of Downtown's historic architecture.



*Hemet, like most Southern California cities, has a mix of architectural styles within its Downtown commercial area. Appropriate design features within a variety of traditional styles enlivens the Downtown while maintaining identity and character.*

### 8. Historic Preservation

- a) Protect and enhance historic and cultural resources that contribute to the City’s image, unique character, and sense of place.
- b) Design new construction that is compatible with surrounding historic and cultural resources.
-  c) Promote adaptive reuse of older, historically and architecturally significant buildings. Bypassing the wasteful process of demolition and reconstruction combined with the social advantage of recycling a valued historic building makes adaptive reuse an essential component of sustainable development.
- d) Preserve original exterior materials such as brick and other historic features in the Downtown Village Zone.
- e) Preserve and incorporate structures determined by the City to be of historical local importance into the project design.
- f) Rehabilitate and restore of historically significant buildings according to the Secretary of the Interior’s Standards.
- g) Avoid demolition of buildings that are 50 years or older and have retained their architectural character, as determined by the City, or are determined by the City to be eligible for either local, state or federal listings or registers of historic places.



*Historically and architecturally significant buildings and elements contribute to Downtown identity and should be retained and preserved.*

### 9. Building Facades

- a) Provide appropriately scaled and proportioned elements in both the rehabilitation of existing storefronts and the construction of new infill buildings. A typical retail storefront should provide the elements illustrated below.
- b) The elements of a building façade should related logically to each other to enhance the characteristics of the building and the street. A building should present an active façade.
- c) Buildings should contain the traditional three parts of a building: a base, midsection, and a top. On low-rise buildings, the different parts may be expressed through detailing at the building base or eave or cornice line. On taller structures, different treatment of the first, middle, and top stories should be used to define the three parts.

*Typical traditional building facade and elements.*



*Infill development should have well-designed storefronts to enhance the identity and integrity of Downtown and foster a sense of place.*



### 10. Building Entrances and Windows

- a) Locate and orient building entrances and windows to create a strong and direct relationship with the street, provide visual interest, and encourage pedestrian activity.
- b) Emphasize and clearly demarcate the main entrance. When feasible, provide recessed main building or shop entrances consistent with traditional “main street” design that is inviting and does not interrupt street and/or retail continuity.
- c) Use large display shop windows to allow visibility into businesses and animate the street by maximizing street-level window exposure; use transparent glass and avoid the use of dark-tinted, reflective and opaque glass.
- d) Avoid excessive displays or signs on the windows to leave the interior of the stores visible from the street. Window signage (coverage) should not exceed 25% of the window panel.
- e) In the Downtown Village Zone, provide windows and openings facing streets for a minimum of 75% of street-level building facades. In the other Mixed Use and Commercial Zones, provide windows and openings facing streets for a minimum of 50% of street-level building facades.
- f) For residential units with street-level individual entries, provide windows and openings facing streets for a minimum of 30% of street-level building facades.
- g) Wherever possible, coordinate window sizes vertically and horizontally and design windows to be consistent in terms of style and general arrangement on all building sides.
- h) Rear entrances are encouraged where the use accesses parking areas and are convenient to pedestrians. The architectural style of the rear entrances should follow the guidelines established for the front facade.



*The regular cadence of display windows and shop entrances enhances the pedestrian experience.*

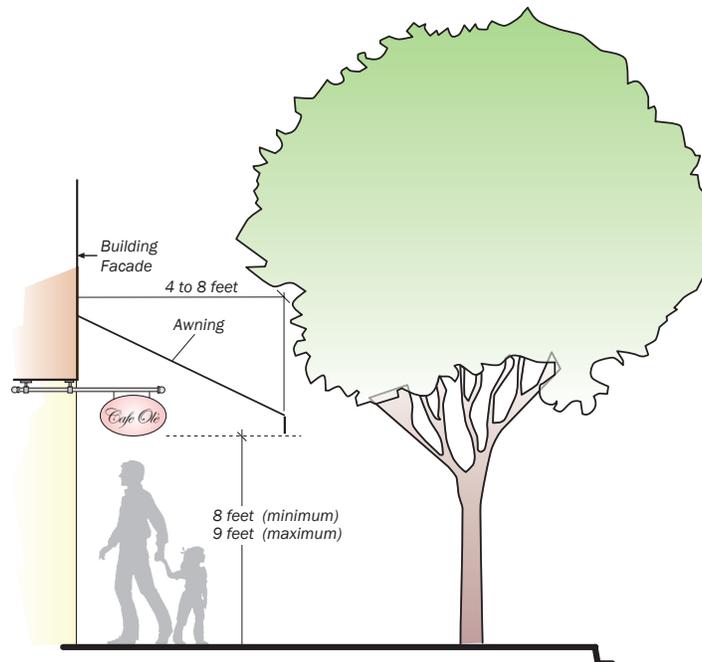
## 11. Awnings

- a) Where feasible, provide awnings or canopies over public walkways for storefronts and businesses within the Downtown Village Zone to enhance aesthetics and provide shade.
- b) Design the size, scale and color to be compatible with the rest of the building; awnings should not be the predominant element of the façade, but should accent the top edge of ground floor windows and doorframes.
- c) Avoid covering the storefront piers or pilasters and divide into sections to reflect the major vertical divisions of the façade.
- d) Use high quality materials; the use of aluminum, vinyl, or other plastic materials is not recommended.
- e) Mount the awning such that its valance is between 8 and 9 feet above the sidewalk with a projection of between 4 and 8 feet from the building face, but no closer than 5 feet to the street curb.
- f) Approval of an Encroachment Permit is required from the City Engineer.

*Awnings should be used throughout the Downtown Village Zone to provide shade, highlight a building's architectural features and project a unique store identity or brand.*



*Awning size and placement.*



## 12. Roofs

- a) Design roofs to be visually appealing and complement the architectural style and composition of the building and surrounding buildings.
- b) Use parapets or cornices in conjunction with a flat roof; design parapets to appear integrated with the building and include a cap and corner detail to create a shadow line to enhance the building. Avoid the use of mansard roofs.
- c) As a building feature, sloped roofs help make a visual transition from commercial uses to the surrounding residential neighborhoods. When gabled or pitched roofs are used, careful integration with the primary building and adjacent buildings should be considered in design.
- d) Variations in roof type, style, and height should be used to provide visual interest and to reduce the overall mass of the building. Overly complex and distracting roofs are not encouraged.
- e) Design roof forms of residential buildings to have variations in plane accomplished by use of dormers, gables, hipped roofs, and variations in pitch appropriate to the chosen architectural style.
-  f) Consider the provision of a green roof to reduce solar gain (which contributes to the urban heat island effect) and to reduce the quantity of water entering the storm drain system.
-  g) Consider solar panels or tile roof solar panels to capture solar energy for internal use of the project.



◀ *Parapets are typically used to screen flat roofs in historic commercial buildings. They should be designed to appear integrated with the building.*

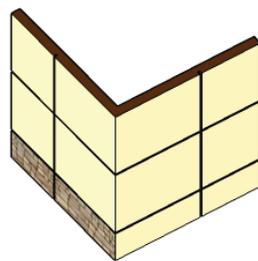


◀ *Parking structures and other buildings offer potential for green or solar roofs in their design.*

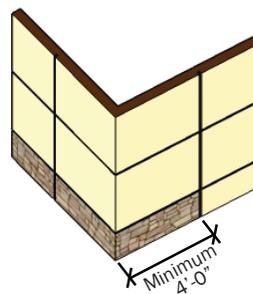
### 13. Materials, Finishes and Colors

- a) Use high quality materials and finishes suitable to the architectural style, scale, character and design theme of the building; exterior design and building materials should exhibit permanence and quality.
- b) Use materials, colors and textures, to unify a building's appearance; materials and colors should be consistently applied and should be chosen to work harmoniously with adjacent materials.
- c) Treat buildings as a whole and finish appropriately on all sides to provide continuity; avoid piecemeal embellishment and frequent changes in materials.
- d) Design architectural features to be an integral part of the building and avoid ornamentation and features that appear "tacked-on" or artificially thin; materials tend to appear substantial and integral to the structure when material changes occur at changes in plane.
- e) Use sustainable, high quality building materials that have a long life span and are not energy-intensive to manufacture, and when feasible, use building products made from recycled materials; always repair and maintain well-built existing structures to the fullest extent possible.
- f) Use colors consistent with the recommended commercial color palette established in Section 90-896 of the HMC.
- g) Limit the number of materials and colors used on the exterior of an individual building so that there is visual simplicity and harmony; avoid unusual patterns and color schemes and non-harmonious and out-of-character colors.
- h) Use the blending of limited compatible colors in a single facade or composition to add character and variety, while reducing, or breaking up the mass of a building.
- i) Relate the transition between base and accent colors to changes in buildings materials or the change of building surface planes; colors should not meet or change without some physical change or definition to the surface plane.

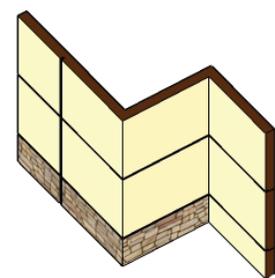
*Material changes should not occur at external corners. Material changes may occur at "reverse" or interior corners or as a "return" at least four feet from external corners, with extended returns provided for large buildings.*



**Prohibited**  
Change of material at corner



**Required**  
Continue material around corner for a minimum of 4 feet



**Encouraged**  
Continue material around corner to a change in wall plane

## 14. Exterior Lighting

- a) Provide exterior lighting for the security and safety of on-site areas such as building entrances, parking, loading, pedestrian walkways, and open space areas. A minimum of one foot-candle evenly distributed across a parking lot is recommended. At entrances and loading areas, up to 2 foot-candles may be appropriate. Decorative night lighting is required.
- b) Design light fixtures and their structural support to be architecturally compatible with the main buildings on-site.
- c) Avoid direct glare onto adjoining property, streets, or skyward. Shield all lighting fixtures to confine light spread on-site.
- d) In mixed use developments, appropriately shield all exterior lighting so as not to spill over into or otherwise adversely impact the residential portion of the project.
- e) Use low energy lights, such as LED lights or solar powered lights, whenever possible.



Lighting should accent the building, compliment architectural details, and enhance the enjoyment of the nighttime environment.

## 15. Service Areas and Mechanical Equipment

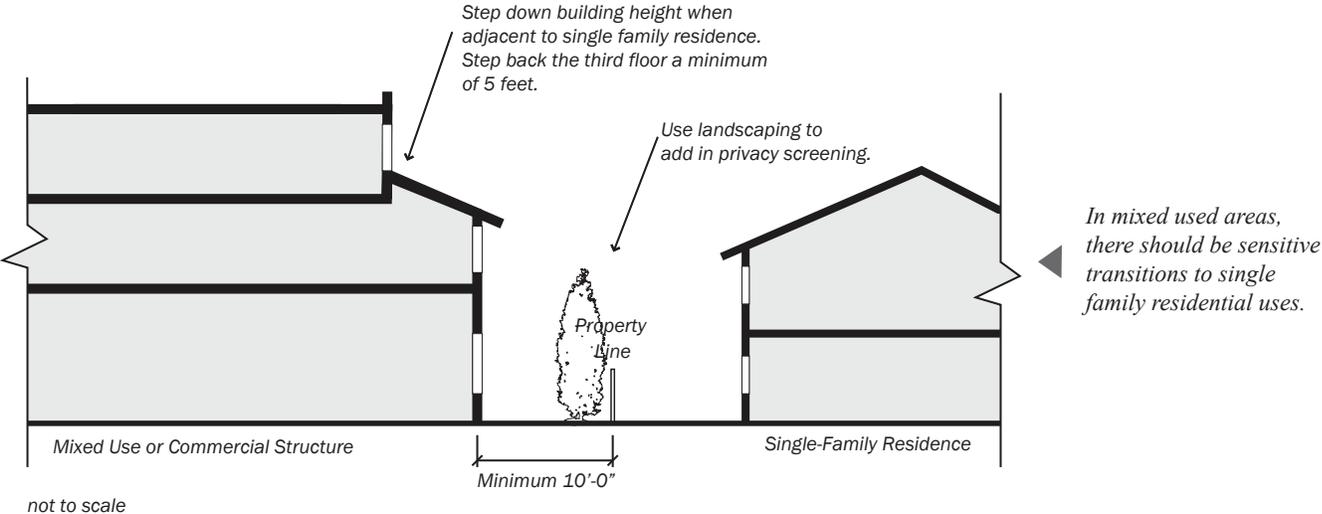
- a) Consider services facilities, loading areas, mechanical equipment, and refuse and recyclable collection facilities as an integral part of the site plan.
- b) Locate service and loading areas away from public streets and spaces and design to avoid conflicts with pedestrians and other vehicles.
- c) Screen mechanical, ventilating, and security equipment from public view and locate it away from the street edge.
- d) Use landscaping and/or cohesive architectural treatment to screen equipment and service facilities; design screening elements to be an integral part of the architecture of the building and avoid giving the appearance of being “tacked on.”
- e) Provide enclosed and separate refuse and recyclable collection facilities for the residential units and commercial uses in a mixed use development; locate all refuse collection facilities for commercial uses where associated odors and noise will not adversely impact the residential uses.
- f) Enclose refuse and recyclable collection areas on three sides by a 6-foot tall, decorative, capped, masonry wall. The wall materials shall be complementary to the architectural components of the development they serve. Enclose the fourth side of the collection area with an opaque, self-latching gate.
- g) Cover all trash collection areas to prevent rain from falling on containers or the enclosure floor and carrying contaminants to the stormwater system. The cover/roof may be part of the solid waste enclosure or the roof of a building. The roof canopy should extend sufficiently outward in all directions so that wind-blown rain will not enter the interior of the storage area.
- h) Outdoor storage of materials is prohibited in the Mixed Use Zones. In the Downtown Commercial Zone, screen outdoor storage areas so as not be visible from public view with a combination of building features, decorative walls and landscaping consistent with the architectural style of the building.



*Mechanical equipment, refuse facilities and storage areas should be screened from public view with architecturally compatible walls, fences, and landscaping.*

### 16. Interface between Residential and Non-Residential Uses

- a) When designing non-residential uses, protect adjacent residential uses with a sensitive transition in scale and massing. For example, locate the building massing of non-residential buildings away from residential uses; maintain lower profiles at residential edges; and step down building heights to the height of adjacent residential uses, utilizing architectural elements such as gables or hip roofs to reduce building mass. Step back the third story a minimum of 5 feet when adjacent to single family residences.
- b) Orient buildings to promote residential privacy to the greatest extent possible. For example, in mixed use projects, locate residential windows so that they face away from loading areas and docks, and do not create a direct line of site into adjacent residential units or private open space. To the extent residential windows face the windows of an adjacent residential unit, offset windows to maximize privacy.
- c) Use landscaping to aid in privacy screening and as a buffer for residential development.
- d) Whenever adjacent residential and commercial uses can mutually benefit from connection rather than separation, provide appropriate connective elements such as walkways, common landscaped areas, building orientation, gates and/or unfenced property lines.



## 17. Auto-Oriented Commercial

- a) Design auto-oriented commercial uses to include traditional retail elements, such as modulation and articulation of the façade, transparent display windows, awnings, varied roof form, etc.
- b) Locate surface parking on the interior side or rear of the site to the greatest extent practicable and avoid surface parking between the sidewalk and buildings.
- c) Screen views of automobiles from public view and adjacent sensitive land uses; mitigate the visual impact of parking lots with landscaping and/or screening by buildings.
- d) Provide a strong entry statement at entrances through the use of textured pavement, enhanced landscaping and project identification treatments.
- e) Where drive-thru lanes are permitted, reduce their visual impact by a combination of building orientation, landscaping, berming and low screen walls. Avoid intersecting drive-thru lanes with pedestrian pathways.

*Auto-oriented commercial uses, which are predominant in the Downtown Commercial Zone, should use design techniques derived from traditional storefront architecture, including modulation, articulation, transparent display windows, awnings, and varied roof form.*



### 18. Residential to Commercial Conversions

- a) Preserve and maintain the existing principal building, provided this building was originally built for residential purposes; building additions must be to the rear or side of the existing principal building;
- b) Maintain the residential features of the building, including the following:
  - A pitched roof covering the building or addition; use dormers or gables to break up the bulk of roofs.
  - Building materials and colors that are similar to those found in compatible residences in the immediate neighborhood.
  - A working front door that faces the street and serves as a primary entrance.
  - Residentially scaled windows and doors, compatible in scale to those found in residences in the immediate neighborhood.
- c) Locate and design parking areas, outdoor activity areas, light sources, trash areas and other potential nuisances to minimize adverse impacts on abutting residential properties; use landscaping and screening as necessary.
- d) Direct lighting so that it does not shine or produce glare on abutting residential properties, and screen the light source itself so that it is not visible from abutting residential properties.
- e) No more than one driveway access shall be permitted per street frontage. Shared driveway access is encouraged along streets with multiple adjacent residential-to-commercial conversions.
- f) Parking is not permitted in front yards or between buildings and streets.
- g) One sign is permitted and may be freestanding or located on the structure’s wall or awning. Design signs to not exceed 8 square feet in size, and to be compatible in material and style to the existing residential structure. See also Appendix 1, Downtown Sign Regulations and Guidelines.



*Downtown Hemet has several homes that been converted to office uses, particularly in the OP-MU Zone, and this pattern will likely continue. When designed in a sensitive manner, residential-to-commercial conversions facilitate a walkable mixed land use pattern, create distinct community character, and encourage preservation of historic residential buildings through adaptive reuse.*

### 19. Parking Lots

- a) In Mixed Use Zones, locate surface parking on the interior side or rear of the site to the greatest extent practicable. Surface parking between the sidewalk and buildings is prohibited.
- b) Screen views of automobiles from public view and adjacent sensitive land uses with a minimum 3-foot high wall or landscape screen; the visual impact of parking lots can also be mitigated and screened by buildings and site landscaping.
- c) Use landscaping to minimize the expansiveness of surface parking lots, shade surface parking, and reduce heat build-up.
-  d) Landscape parking lots with an evenly distributed mix of canopy shade trees with shrubs and/or ground cover plants. All parking areas with more than 10 spaces shall include landscaped islands with trees to break up the parking area. All landscaped areas shall have minimum dimensions of 4 feet to ensure adequate soil, water, and space for healthy plant growth. See also Section 90-1425 (Parking Lot Landscaping) of the HMC.
-  e) Consider the use of permeable paving and bioswales in parking lot design.
- f) Separate parking areas from buildings by a pedestrian walkway and/or landscape strip.
- g) Provide separate parking facilities for residential uses and commercial uses in mixed use developments. Residential parking shall be covered per Table 4-3 of this chapter.

*Parking lot landscaping helps screen parking and provides a comfortable shaded environment. The use of bioswales and permeable paving in parking lot design provides the added benefit of retaining storm water runoff on-site.*



## 20. Parking Structures

- a) Design the massing, height and architectural design of the parking structure to be consistent and compatible with the rest of the development within which the parking structure is to be located.
- b) Design vehicular access into parking structures so as not to obstruct free flow of traffic on adjoining public streets.
- c) Minimize the visual identity of a parking structure by providing one or more of the following in design of the structure:
  - Architectural detailing and articulation that provides texture on the façade or structure openings and effectively integrates the parking structure into the basic building design.
  - Landscape material (e.g., foundation plantings, vertical trellis with vines, planter boxes with cascading landscape material) that results in the parking structure being adequately screened from adjoining parcels.
  - Artwork such as sculptures, murals, and mosaics.
  - In the Downtown Village Zone, ground-level retail or pedestrian-oriented uses are required along the street frontage.
- d) Maintain horizontal floor lines throughout the exterior façade; do not repeat the sloping nature of the interior structure on the exterior facade.
- e) Provide high light levels in parking structures, particularly in pedestrian areas such as stairs, elevator lobbies, and entrances. Light colored ceilings and walls are also recommended to increase light.
- f) Eliminate glare and visibility of pole mounted light fixtures on upper decks by using full cutoff fixtures and minimizing pole heights to 16 feet. Locate between internal parking rows rather than at the structure’s perimeter.



*Parking structures should be designed to integrate with the Downtown. Well designed structures, ground-level storefronts, and enhanced landscape treatments can minimize the visual impact of parking structures.*

## 21. Site Landscaping

- a) For new development, landscape and continually maintain a minimum of 10 percent of the development site with landscaped with trees, ground cover, shrubbery and/or flowers that are continuously maintained in good condition. Parking lot landscaping does not count towards this requirement.
- b) Design landscaping to be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.
- c) Integrate on-site landscaping with adjacent streetscape landscaping where appropriate.
- d) Protect landscaping from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of curbs.
- e) Provide landscaping in sufficient size and quantity to adequately screen and soften the visual impact of new buildings within the first year (typically a mix of 24 inch box and 15 gallon trees and 5 gallon shrubs). A minimum of 50% of the trees used for screening purposes should consist of 24 inch box trees at the time of installation.
- f) Avoid landscaping that directly obstructs views into retail display windows.
- g) Where an interior side and/or rear property line of a non-residential use adjoins a residential use, provide a 10-foot wide landscaped area adjacent to the property line within the required setback. This landscaped area should be planted with shrubs and trees at least 6 feet in height, or enough to provide sufficient screening.
- h) Use a plant palette that includes a range of materials consistent with the Guidelines for the Implementation of the City of Hemet Water Efficient Landscape Ordinance, Article XLVIII (Landscaping and Irrigation) of Chapter 90 of the HMC, with an emphasis on plants native to the region and low water use plants and materials.
- i) Consider designing landscaped areas to function as on-site water retention facilities where feasible. Also, consider using engineered soils in these locations to provide additional drainage capacity.

*Landscape materials should be drought-tolerant and low maintenance. Pervious, non-vegetative ground cover interspersed with native plantings can provide a sustainable, attractive landscaped area.*



## 21. Site Landscaping (continued)

- j) Locate and choose planting types on their ability to create desired effects as follows:
  - Provide a backdrop and visual setting for the site’s architectural elements.
  - Create focal points and highlight important architectural elements.
  - Frame and give prominence to building entrances.
  - Define outdoor spaces such as plazas, courtyards, street edge, or pedestrian paths.
  - Soften large building walls and parking areas.
  - Delineate on-site vehicular circulation.
  - Direct pedestrian traffic; identify and shelter pedestrian walkways.
  - Provide a unified appearance along street frontages.
  - Protect sensitive uses from excessive solar exposure, glare, wind, noise, dust, odors, and undesirable views.
  - Provide shade and screening.
- k) The use of flowering vines is encouraged along fence lines, perimeter walls, and blank building elevations. “Green walls,” or vertical landscaping, are also encouraged.
- l) Consider the use of both deciduous and evergreen trees and plants to provide a variety in texture, color and form. Canopy trees to provide shade are encouraged in parking lots.
- m) Use accent plants to enhance entrances and add interest at special locations. These may be provided in ground plantings, pots, planter boxes, and hanging baskets.
-  n) Preserve existing mature trees on site where feasible. If mature trees are removed, they shall be replaced at a ratio of 3:1 with a minimum 24-inch box size. Protect the root systems of established trees when siting a building and during construction.
-  o) See also the Guidelines for the Implementation of the City of Hemet Water Efficient Landscape Ordinance, Article XLVIII (Landscaping and Irrigation) of Chapter 90 of the HMC, and Section 90-1425 (Parking Lot Landscaping) of the HMC.



◀ *The landscape design for mixed use and commercial development enhances the user’s sense of place and provides for a comfortable, pleasant pedestrian experience, which is critical to a successful project.*

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