

P18-0337 EXHIBIT 5**Chapter 19.147****DOWNTOWN SPECIFIC PLAN ZONE (DSP)**

- 19.147.010 Purpose.**
- 19.147.020 Permitted Land Uses.**
- 19.147.030 Development Standards.**
- 19.147.040 Interpretations.**
- 19.147.050 Design Review.**

19.147.010 Purpose.

- A. The Downtown Specific Plan (DSP) Zone is established to create a diverse, vibrant, twenty-four-hour Downtown area where people can work, live, shop, receive education and enjoy recreational facilities and where arts and culture are an integral component of the urban environment.
- B. The Downtown Specific Plan Zone allows a broad range of residential, office, retail, service commercial, arts and culture, recreational, educational, institutional, and entertainment uses. The Downtown Specific Plan, as adopted by the City Council on December 10, 2002 and as may be amended from time to time, sets forth the land use regulations and development standards applicable to all properties within the Downtown Specific Plan Zone. Where any conflict exists between the regulations and standards contained in the Downtown Specific Plan and provisions of this Zoning Code, the more restrictive regulations or standards shall apply.
- C. As specified in the Downtown Specific Plan, the Zone is divided into nine subdistricts, each with varying uses and development standards. The subdistricts are as follows:
 - 1. Raincross District: Intended to be the hub of the Downtown area, allowing a wide variety of uses, including cultural, arts, entertainment, retail, hospitality and urban residential uses. This area provides many opportunities for growth and development, using the area's historic buildings as a point of reference for scale and design.
 - 2. Justice Center District: Intended to be Downtown's center for courts, governmental, and large scale private office uses. The emphasis is on density, height, and contemporary buildings with historic references in detailing.
 - 3. Almond Street District: Intended to maintain the residential scale and appearance of the existing neighborhood while allowing for a mix of small scale office uses, live/work uses, and single-family residential uses, with an emphasis on adaptive reuse of existing historic residential structures.
 - 4. Prospect Place Office District: Intended to provide for a variety of high-quality office uses and be a transitional area between the open space of the Riverside Community College campus and the urban intensity of the Justice Center and the Core Districts.
 - 5. Health Care District: Intended to encourage the expansion of the existing hospital and medical-related uses and the establishment of new medical and

medical support uses, and to create an attractive entry into Downtown from the south.

6. North Main Street Specialty Services District: Intended to provide for small-scale manufacturing and specialty commercial services, as well as opportunities for live/work units and adaptive reuse of industrial buildings with the goal of maintaining the historic character of the area.
7. Market Street Gateway District: Intended to create an attractive entry into the City and the Downtown area by providing a green parkway character and high-quality development adjacent to the SR-60 freeway. This district allows office and residential uses.
8. Residential District: Intended to maintain and protect the existing character of the single-family residential neighborhoods downtown, as well as preserve the historic housing stock. This district includes three residential areas: Heritage Square, Mile Square, and Prospect Place.
9. Neighborhood Commercial District: Intended to provide local shopping needs for all Downtown residents. Permitted uses include grocery store, restaurants, small offices and banks, laundromat and pharmacies. (Ord. 7331 §10, 2016; Ord. 6966 §1, 2007)

19.147.020 Permitted Land Uses.

All permitted and conditionally permitted uses for each subdistrict are listed in the adopted Downtown Specific Plan.

19.147.025 Prohibited Uses.

Any use which is listed as prohibited in the adopted Downtown Specific Plan or prohibited by state and/or federal law is ~~also~~ strictly prohibited. Commercial marijuana cultivation, manufacturing, distribution, testing, or sale is also strictly prohibited. (Ord. 7331 §10, 2016; Ord. 7064 §7, 2010; Ord. 6966 §1, 2007)

19.147.030 Development Standards.

Site development standards required for each subdistrict are set forth in the adopted Downtown Specific Plan. (Ord. 7331 §10, 2016; Ord. 6966 §1, 2007)

19.147.040 Interpretations.

Any standard or regulation not specifically covered by the Downtown Specific Plan shall be subject to the provisions of this Zoning Code and the Riverside Municipal Code. Interpretations may be made by the Community & Economic Development Director or her/her designee or referred to the Planning Commission if not specifically covered in the City's existing regulations pursuant to the procedures set forth in Chapter 19.060 (Interpretation of Code). (Ord. 7331 §10, 2016; Ord. 6966 §1, 2007)

19.147.050 Design Review.

Design guidelines for each subdistrict and general design guidelines that apply to all subdistricts are set forth in the adopted Downtown Specific Plan. Any new building, structure, sign, or exterior alteration of an existing building, structure, or sign shall require design review approval as required by the adopted Downtown Specific Plan. (Ord. 7331 §10, 2016; Ord. 6966 §1, 2007)