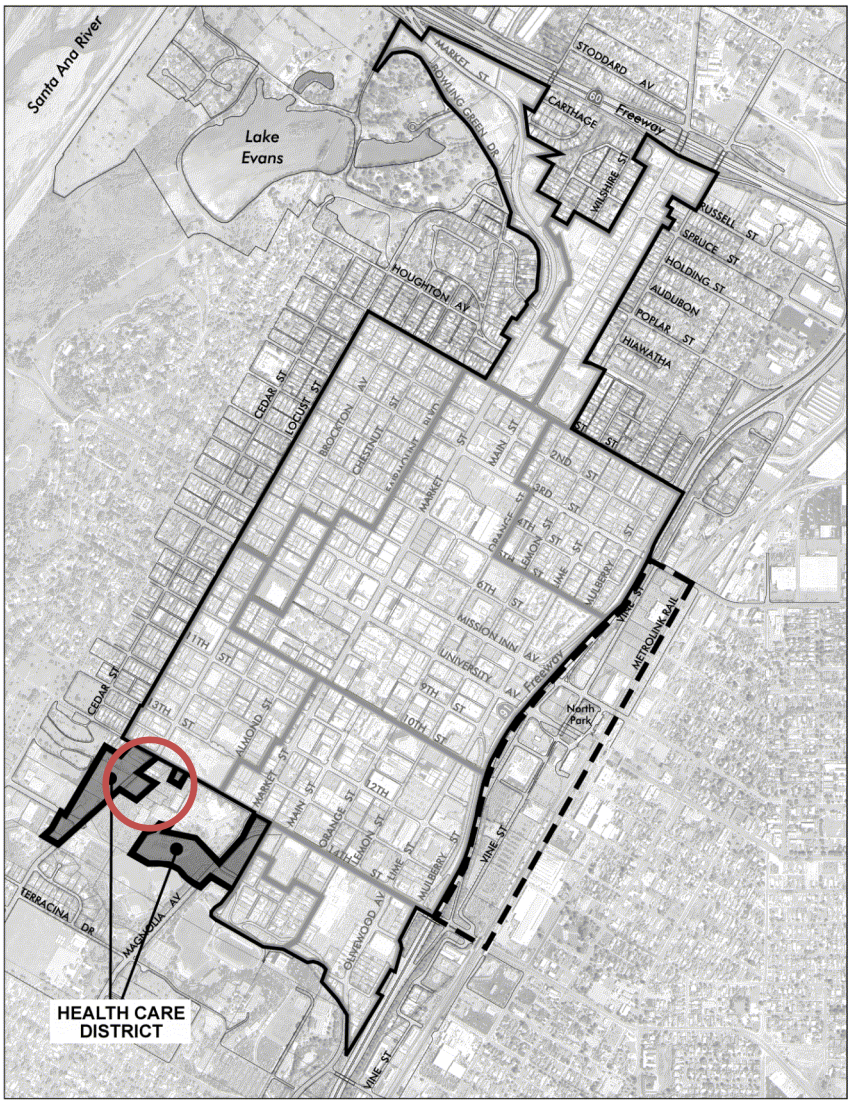
This Chapter defines the land uses, development standards and design standards and guidelines for the Health Care District. This Chapter is organized as follows:

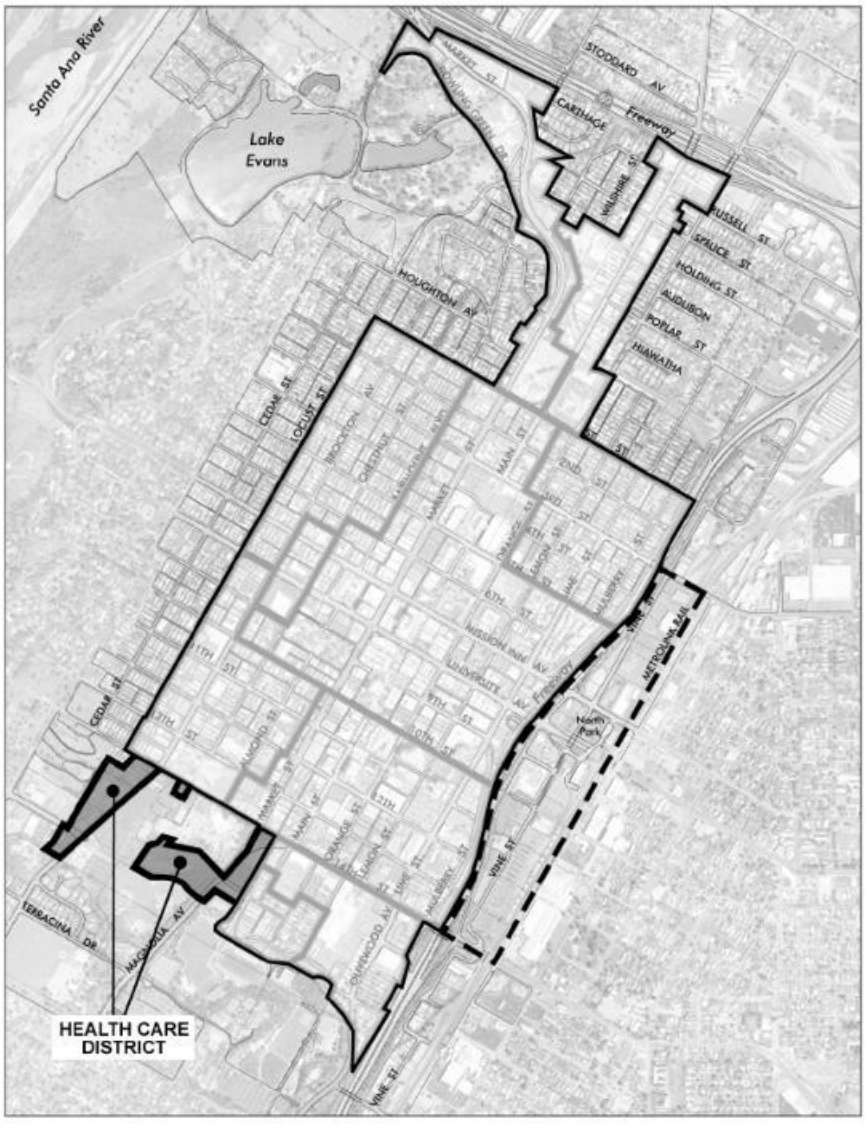
10.1 Purpose
10.2 Permitted Uses
10.3 Conditionally Permitted Uses
10.4 Prohibited Uses
10.5 Development Standards for the Health Care District
10.6 Design Standards and Guidelines for the Health Care District



MOB AND AUTOSHOP PROPERTIES REMOVED FROM SPECIFIC PLAN AREA – SEE REVISED EXHIBIT NEXT PAGE

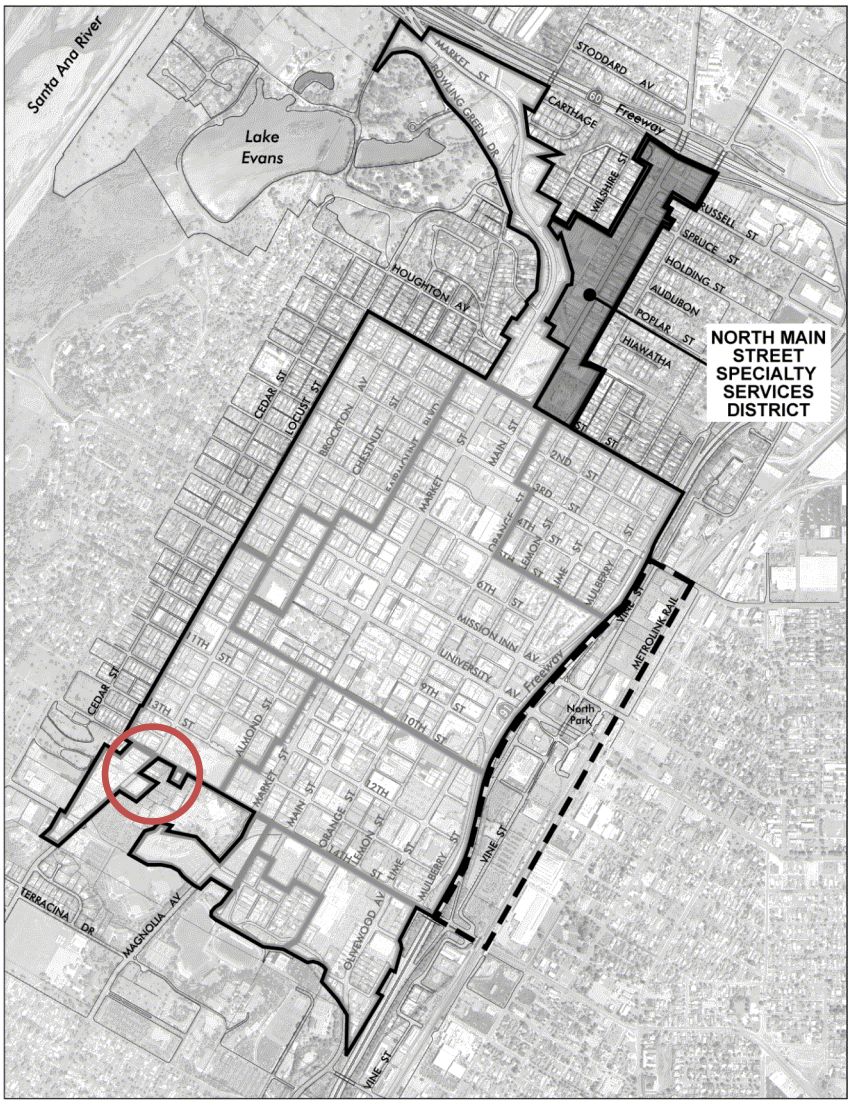
This Chapter defines the land uses, development standards and design standards and guidelines for the Health Care District. This Chapter is organized as follows:

10.1 Purpose
10.2 Permitted Uses
10.3 Conditionally Permitted Uses
10.4 Prohibited Uses
10.5 Development Standards for the Health Care District
10.6 Design Standards and Guidelines for the Health Care District



This Chapter defines the land uses, development standards and design standards and guidelines for the North Main Street Specialty Services District. This Chapter is organized as follows:

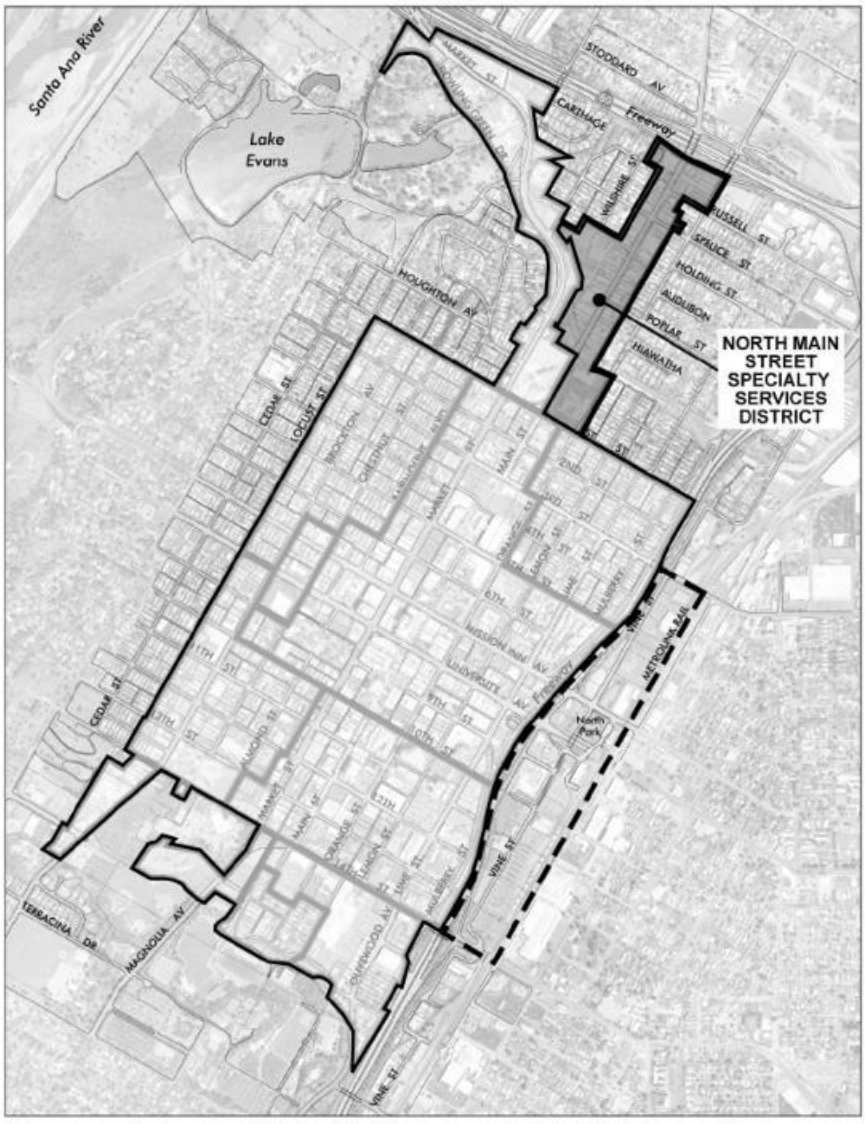
11.1 Purpose
11.2 Permitted Uses
11.3 Conditionally Permitted Uses
11.4 Prohibited Uses
11.5 Development Standards for the North Main Street Specialty Services District
11.6 Design Standards and Guidelines for the North Main Street Specialty Services District
11.7 Additional Standards for Live/Work Units in the North Main Street Specialty Services District



MOB AND AUTOSHOP PROPERTIES REMOVED FROM SPECIFIC PLAN AREA - SEE REVISED EXHIBIT NEXT PAGE

This Chapter defines the land uses, development standards and design standards and guidelines for the North Main Street Specialty Services District. This Chapter is organized as follows:

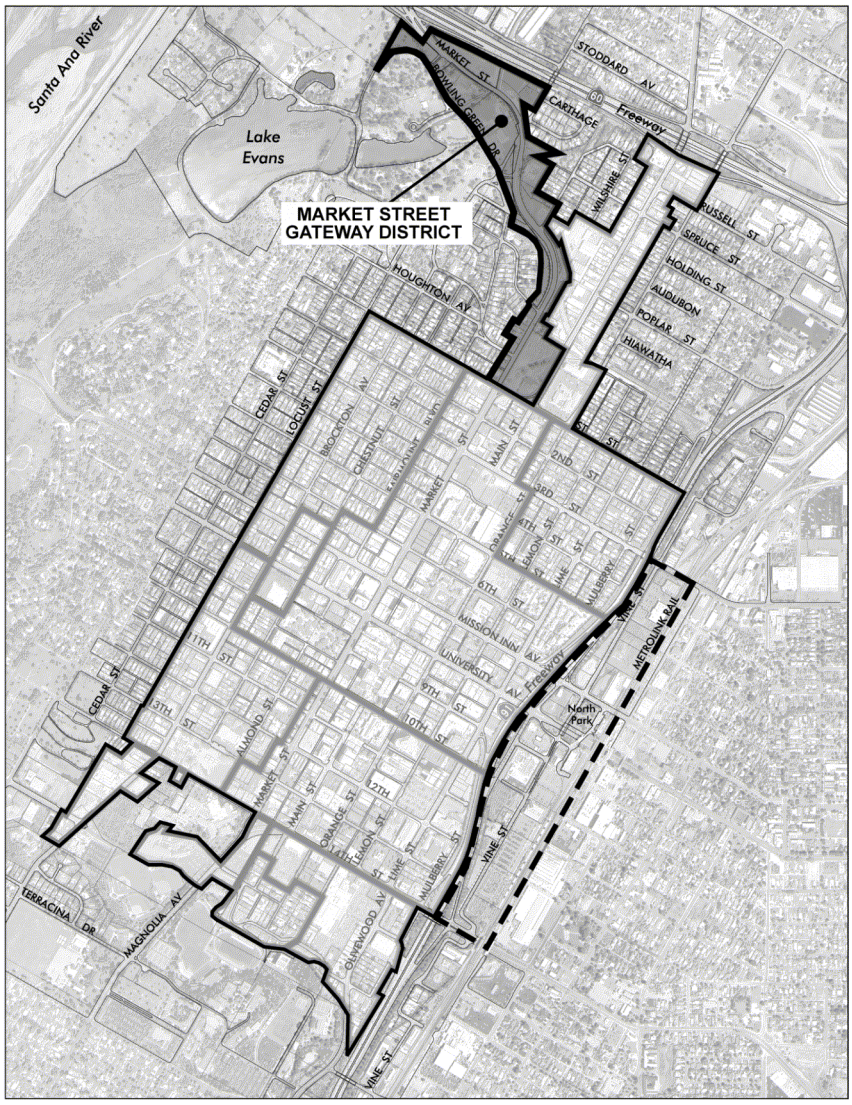
11.1 Purpose
11.2 Permitted Uses
11.3 Conditionally Permitted Uses
11.4 Prohibited Uses
11.5 Development Standards for the North Main Street Specialty Services District
11.6 Design Standards and Guidelines for the North Main Street Specialty Services District
11.7 Additional Standards for Live/Work Units in the North Main Street Specialty Services District



PR-2024-001701 (GPA, SPA, RZ, DR) Exhibit 10 - Downtown Specific Plan Amendment-redlined

This Chapter defines the land uses, development standards and design standards and guidelines for the Market Street Gateway District. This Chapter is organized as follows:

12.1 Purpose
12.2 Permitted Uses
12.3 Conditionally Permitted Uses
12.4 Prohibited Uses
12.5 Development Standards for the Market Street Gateway District
12.6 Design Standards and Guidelines for the Market Street Gateway District



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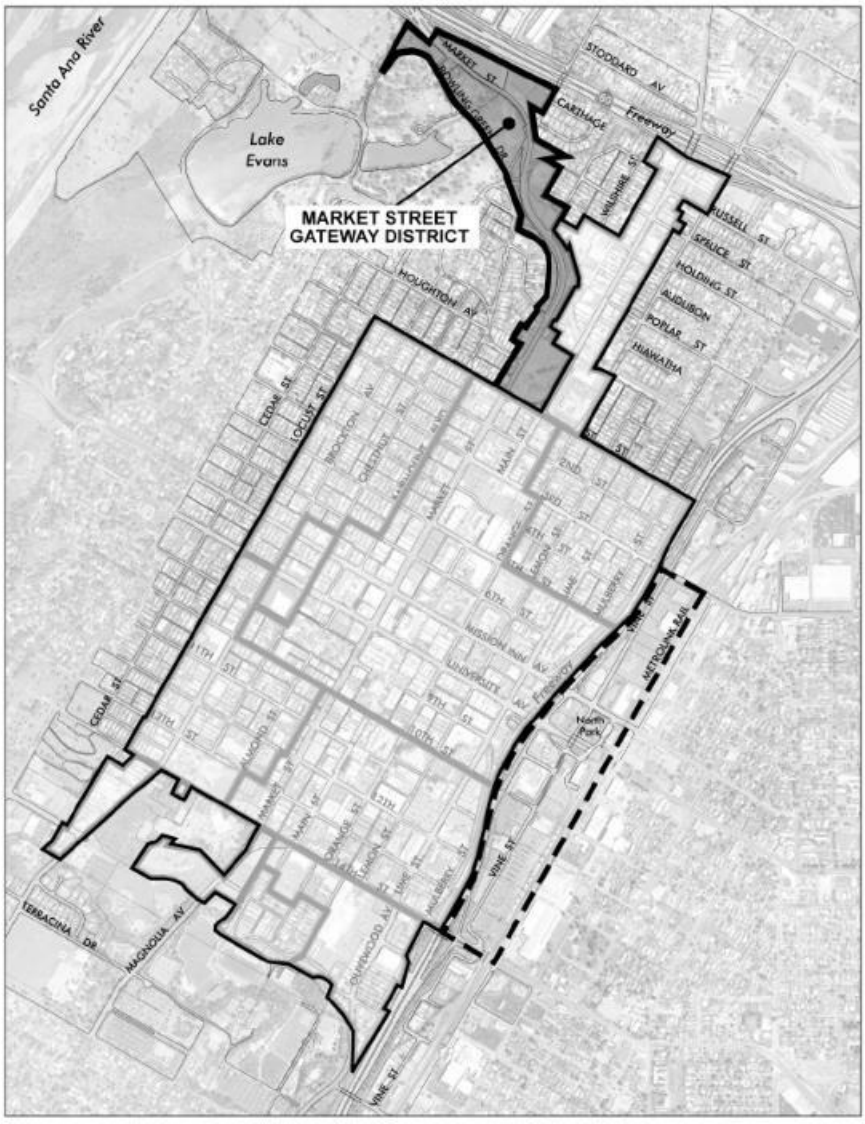
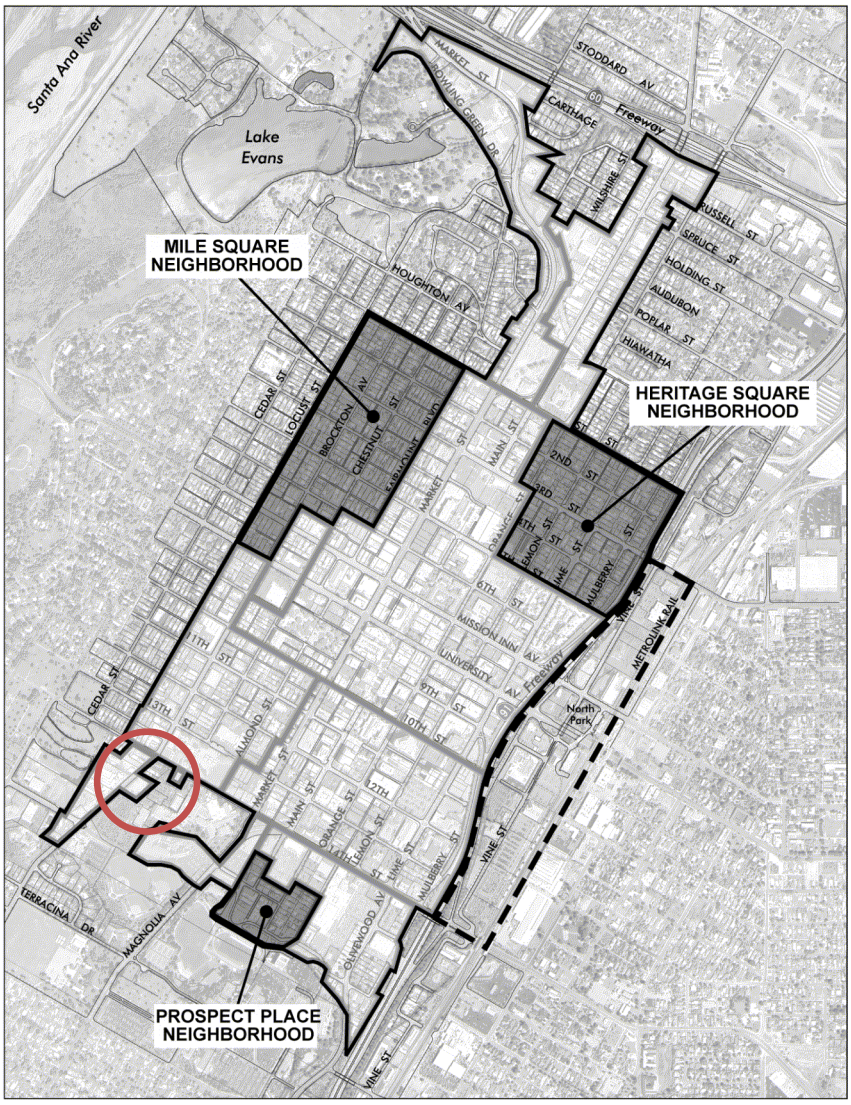
This Chapter defines the land uses, development standards and design standards and guidelines for the Market Street Gateway District. This Chapter is organized as follows:

12.1 Purpose
12.2 Permitted Uses
12.3 Conditionally Permitted Uses
12.4 Prohibited Uses
12.5 Development Standards for the Market Street Gateway District
12.6 Design Standards and Guidelines for the Market Street Gateway District



This Chapter defines the land uses, development standards and design standards and guidelines for the Residential District. This Chapter is organized as follows:

13.1 Purpose
13.2 Permitted Uses
13.3 Conditionally Permitted Uses
13.4 Prohibited Uses
13.5 Development Standards for the Residential District
13.6 Historic Residential Architectural Styles
13.7 Design Guidelines for Rehabilitation and Additions for Historic Residential Structures
13.8 Design Guidelines for Infill Construction in Historic Residential Districts
13.9 Additional Design Standards and Guidelines for the Residential District



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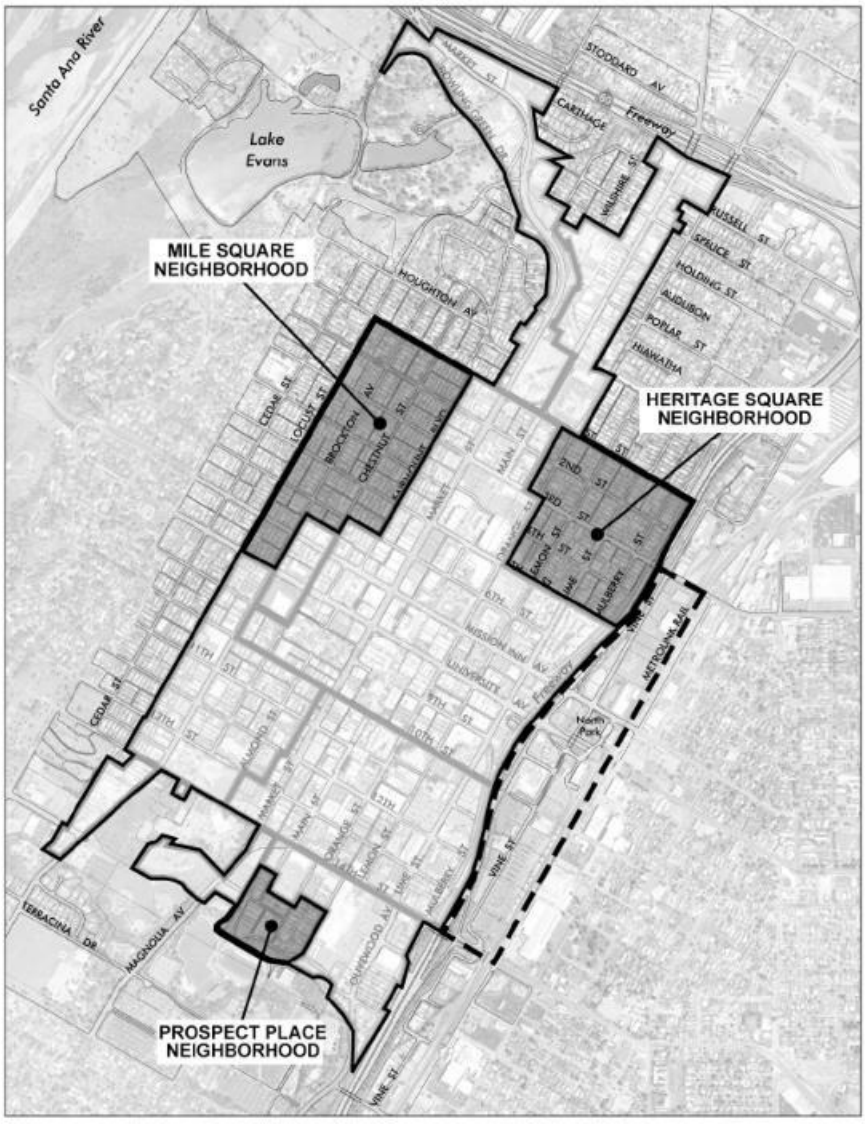
This Chapter defines the land uses, development standards and design standards and guidelines for the Residential District. This Chapter is organized as follows:

13.1 Purpose
13.2 Permitted Uses
13.3 Conditionally Permitted Uses
13.4 Prohibited Uses
13.5 Development Standards for the Residential District
13.6 Historic Residential Architectural Styles
13.7 Design Guidelines for Rehabilitation and Additions for Historic Residential Structures
13.8 Design Guidelines for Infill Construction in Historic Residential Districts
13.9 Additional Design Standards and Guidelines for the Residential District



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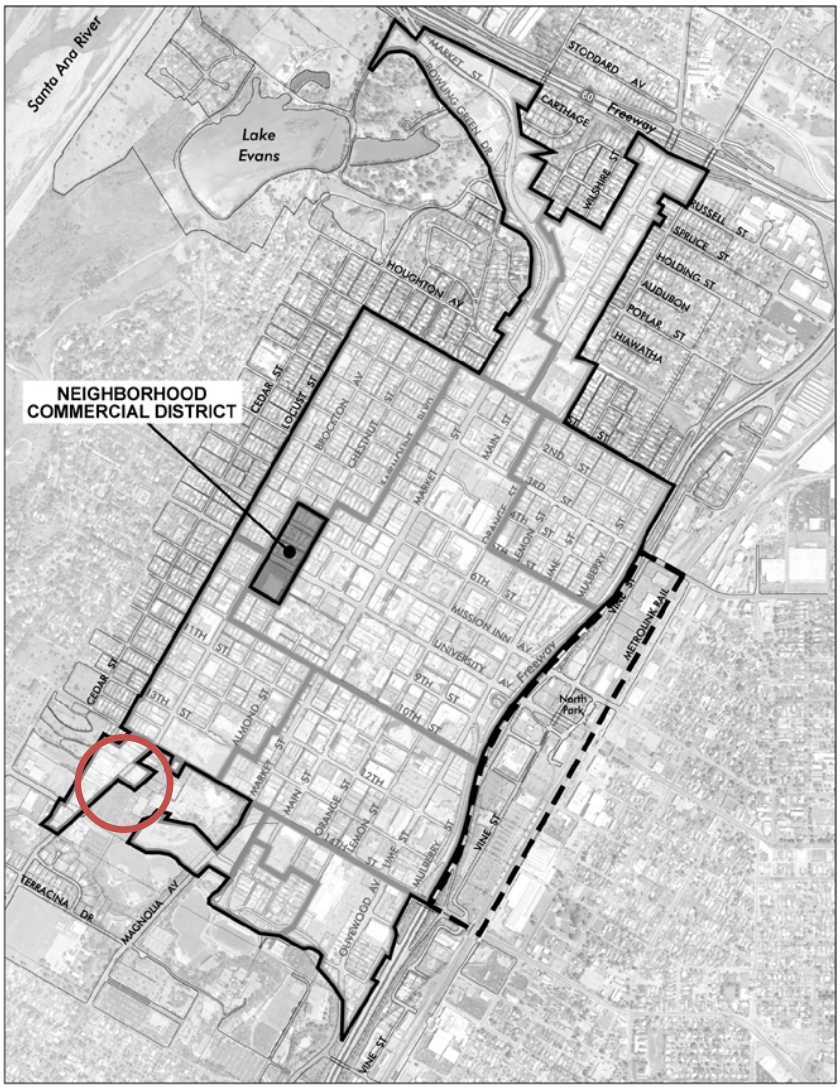

MOB AND AUTOSHOP PROPERTIES REMOVED FROM SPECIFIC PLAN AREA – SEE REVISED EXHIBIT NEXT PAGE

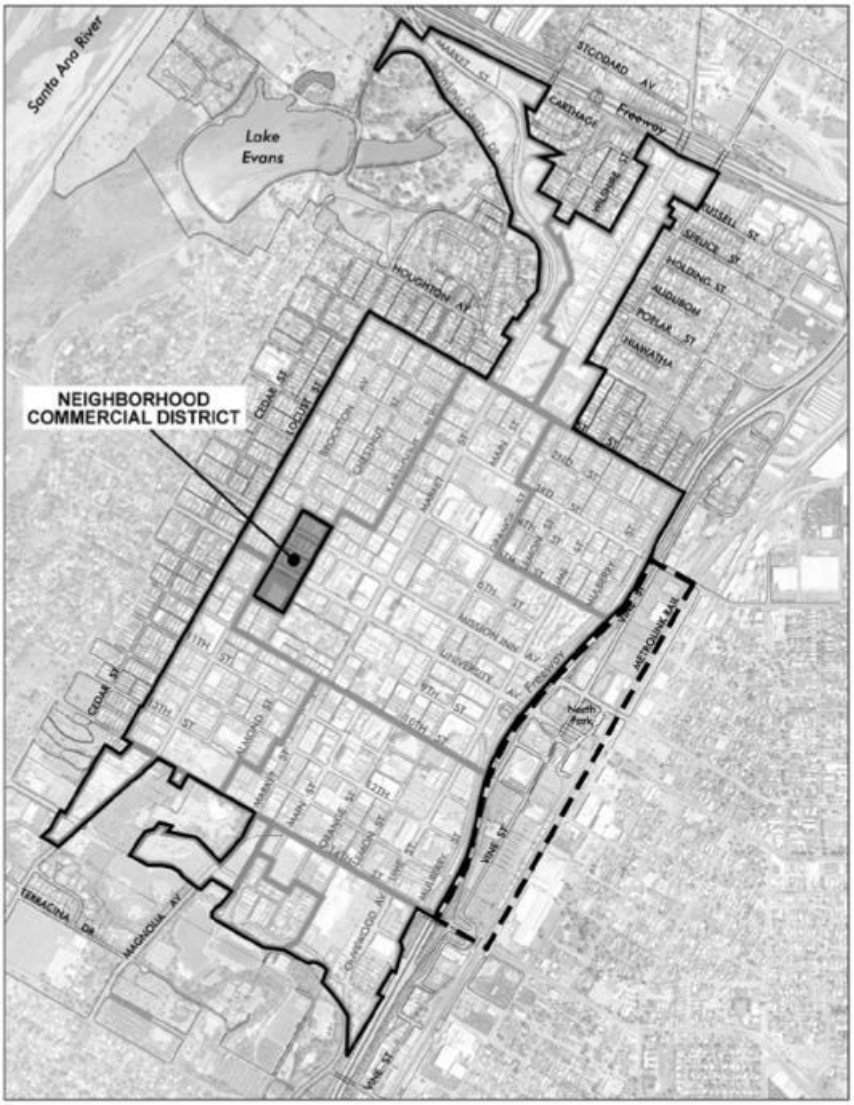
Santa Ana River
Lake Evans
NEIGHBORHOOD COMMERCIAL DISTRICT
Freeway
MARKET ST
STODDARD AV
CARTHAGE
HOLDING ST
RUSSELL ST
SPRUCE ST
ALGUSROM
POPLAR ST
HIAWATHA
HOUGHTON AV
CEDAR ST
LOCUST ST
BROCKTON AV
ORANGE ST
MAIN ST
3RD ST
4TH ST
5TH ST
6TH ST
7TH ST
8TH ST
9TH ST
10TH ST
11TH ST
MISSION INN AV
UNIVERSITY AV
MULBERRY ST
WINE ST
ARTHRONE LN
Mount Rubidoux
ORANGEWOOD AV
TERRACINA DR
MAGNOLIA AV

Figure 16A

Potential Parking Structure Locations

Downtown Specific Plan

LEGEND

- Potential Parking Structure Locations
- Downtown Specific Plan Boundary
- Riverside Marketplace

1 5 20 ACRES

N

0 300' 1200' 600' 2400'

PROPOSED NEW PARKING GARGE ON BROCKTON AVE NEEDS TO BE ADDED – SEE NEXT PAGE FOR REVISED

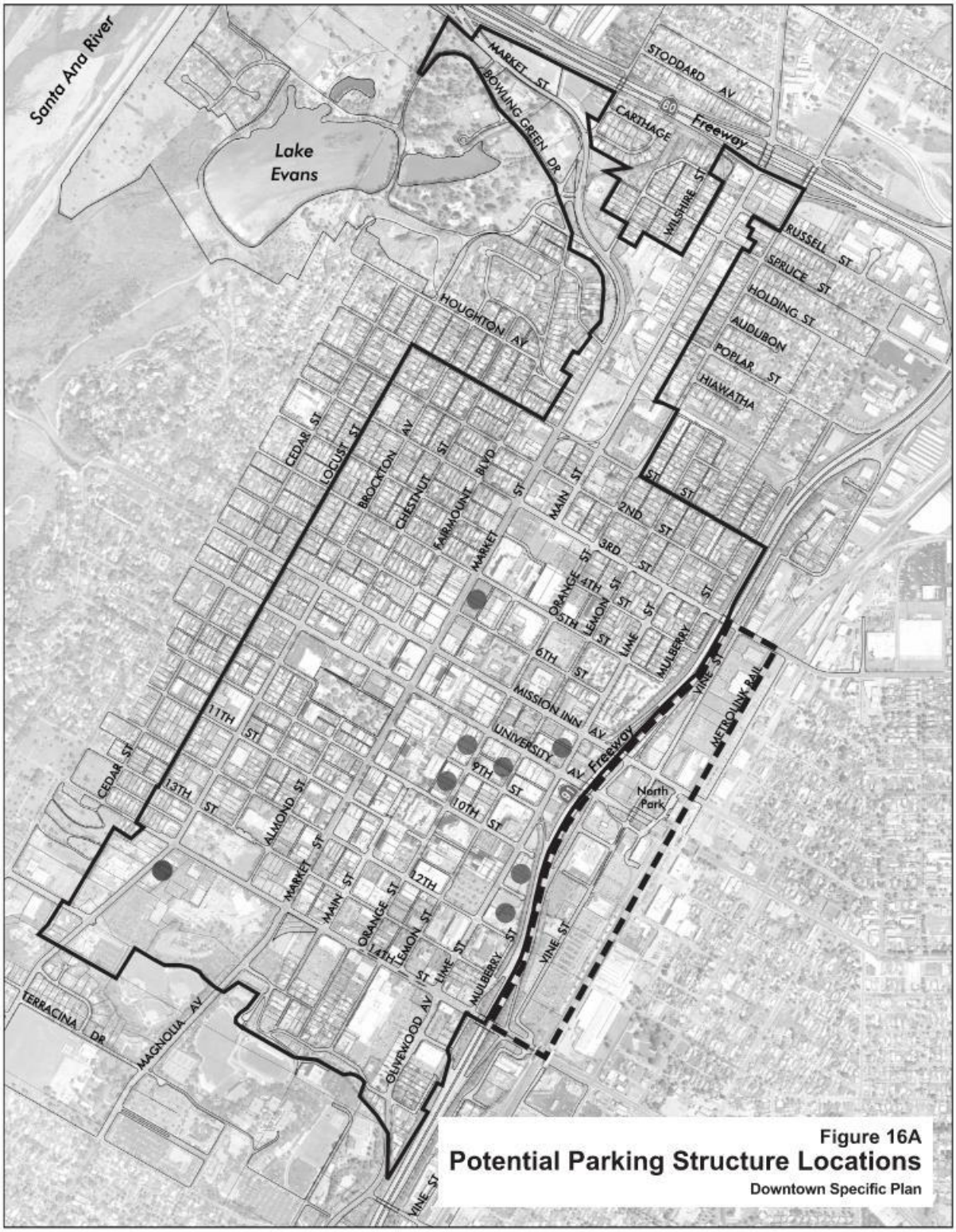

Figure 16A
Potential Parking Structure Locations
Downtown Specific Plan

LEGEND

- Potential Parking Structure Locations
- Downtown Specific Plan Boundary
- Riverside Marketplace

1 5 20 ACRES

N

0 300' 600' 1200' 2400'