Chapter 6

Raincross District

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

6.1 Purpose
6.2 Permitted Uses
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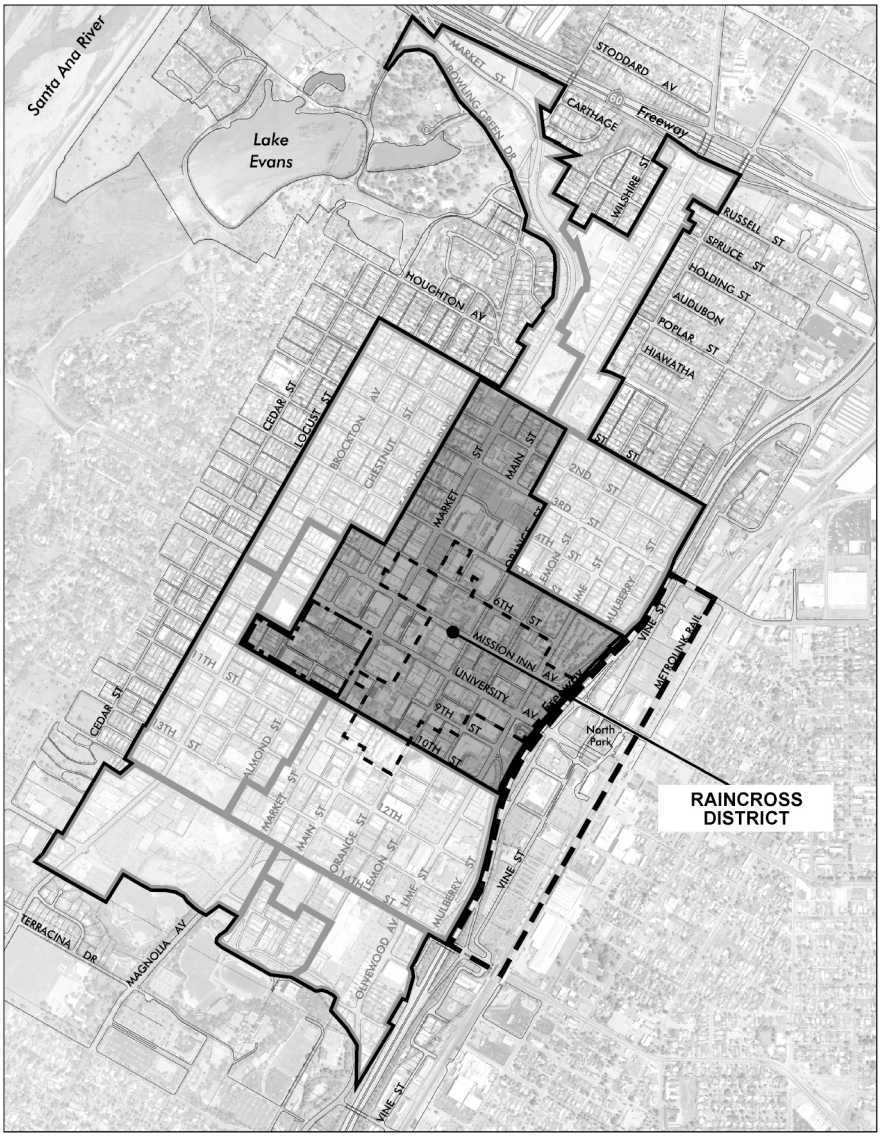


6.1 PURPOSE

The Raincross District is the cultural, historic, and social center of both Riverside and the region beyond. The quality of Downtown Riverside's historic buildings and the relationship between these buildings creates an historic urban fabric unparalleled in the region. The positive image and economic health of Riverside is strongly influenced by this historic character and the protection of that is an essential part of assuring Riverside's economic health and growth into the future. The intent of this specific plan is to create and encourage opportunities for a variety of commercial, residential and entertainment uses, including retail, office, cultural, residential, and visitor serving uses. The Raincross District encourages a concentration of uses that generate activity during both daytime and evening hours. The permitted retail uses in this District are intended to serve the specialty shopping needs of Downtown residents and employees, as well as citywide residents, regional shoppers, and tourists. The Raincross District encourages these uses to occur as both single use buildings and as mixed-use buildings.

The Raincross District is divided into two sub-areas. The center of the District is occupied by the Mission Inn Historic District, which contains Riverside's most important historic buildings. In this sub-area the development standards have been carefully crafted to maintain a scale of development that is compatible with the well-established historic fabric of the district. Outside of the Mission Inn Historict District, the development standards of the District allow greater intensity, while still assuring compatibility of the adjacent historic district and historic residential areas beyond. The development standards for the Raincross District are designed to create a place of daytime, evening and weekend activity by providing a high activity pedestrian environment with a storefront emphasis at the street level. Within the Raincross District, there are numerous local and national historic landmarks that define the district's character, including the Mission Inn, Fox Theater, Stalder Building, Municipal Museum, Unitarian Church, Congregational Church, Municipal Auditorium, Post Office, Loring Building, and Art Museum. Preservation of such structures, along with careful and compatible design of new development is important in maintaining the District's character and unique sense of identity.

The area between Market Street, Fairmount Boulevard, First Street, and Sixth Street is an area of mixed single family, multiple family, vacant property, and commercial uses. Some of the structures in this area have been identified as having historic significance (Downtown Specific Plan/Mile Square West Survey Project). The transition of uses in this area is, therefore, of particular concern. In accordance with Title 20 of the Municipal Code, any development within this area must give careful attention to the preservation of these historic resources, either by retention on site or by relocation to an appropriate area.

6.2 PERMITTED USES

The following uses are permitted in the Raincross District within 165 feet of Fairmount Boulevard between First and Sixth Streets:

a) Home occupations pursuant to the standards established in the Zoning Code.
b) Live/work units pursuant to the standards set forth in Section 6.7 of this Chapter.

c) Mixed-use developments consisting of office and residential uses only and pursuant to the standards set forth in 6.8 of this Chapter.
d) Multiple-family residential dwellings pursuant to the standards set forth in Section 6.9 of this Chapter.
e) Offices, including but not limited to administrative, general, government and professional.

The following uses are permitted in the remainder of the Raincross District:

a) Art galleries.
b) Banking establishments.
c) Business supply retail uses such as, but not limited to, office supplies, equipment rental and repair, photocopy shops, etc.
d) Catering businesses.
e) Education facilities, including vocational schools, with 30,000 square feet or less of floor area.
f) Exercise facilities.
g) Home occupations pursuant to the standards established in the Zoning Code.
h) Libraries.
i) Live/work units pursuant to the standards set forth in Section 6.7 of this Chapter.
j) Medical and dental offices and laboratories.
k) Mixed-use development pursuant to the standards set forth in 6.8 of this Chapter.
l) Multiple-family residential dwellings pursuant to the standards set forth in Section 6.9 of this Chapter. Multiple-family residential projects having frontage on Main Street, Mission Inn Avenue, or University Avenue are permitted above the first floor only.
m) Museums.
n) Offices, including but not limited to administrative, general, government and professional, except on Main Street where they may only be located off-street or behind retail or restaurant uses.
o) Parks and open spaces.
p) Personal service establishments, such as, but not limited to, barber or beauty shops, tailors, shoe repair, etc.
q) Pharmacies.
r) Restaurants, including outdoor dining, pursuant to the standards established in the Zoning Code for outdoor dining.
s) Specialty retail uses, such as, but not limited to, clothing and jewelry stores, gift shops, novelties, etc.
t) Temporary uses, pursuant to the standards established in the Zoning Code and consistent with the purposes of this District.
u) Wireless communication facilities, pursuant to the Zoning Code.
v) Accessory uses, incidental and subordinate to the principal permitted use.
w) Other uses, not listed above, which are determined by the Planning Director to be similar to those listed above.

6.3 CONDITIONALLY PERMITTED USES

The following uses are permitted with a Minor Conditional Use Permit in the Raincross District within 165 feet of Fairmount Boulevard between First and Sixth Streets:

a) Bed and breakfast inns.
b) Minor expansions to nonconforming uses with a previously approved Conditional Use Permit.
c) Vapor recovery systems, pursuant to the Zoning Code.
d) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted in the remainder of the Raincross District with a Minor Conditional Use Permit:

a) Arcades.
b) Bed and breakfast inns.
c) Entertainment establishments as defined in the Zoning Code.
d) Farmer's market.
e) Florist with incidental wine sales.
f) Indoor multi-tenant sales with 25,000 square feet or less.
g) Minor expansions to nonconforming uses with a previously approved Conditional Use Permit.
h) On-sale of alcoholic beverages (drinking establishments such as bars, nightclubs, pubs or taverns, whose primary business is the sale of alcohol), pursuant to the standards established in the Zoning Code.
i) Outdoor food preparation.
j) Pool hall.
k) Vapor recovery systems, pursuant to the Zoning Code.
l) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted with a Conditional Use Permit in the Raincross District within 165 feet of Fairmount Boulevard between First and Sixth Streets:

a) Commercial coach as a temporary office.
b) Expansion of nonconforming uses.
c) Parking structures and facilities with ground floor office, residential, or live/work uses.
d) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted in the remainder of the Raincross District with a Conditional Use Permit:

a) Auditorium.
b) Child day care centers.
c) Cinemas.
d) Commercial coach as a temporary office.
e) Clubs and lodges.

f) Convention and conference facilities.
g) Department stores.
h) Educational facilities, including vocational schools, with 30,000 square feet or more of floor area.
i) Expansion of nonconforming uses.
j) Hotels.
k) Indoor multi-tenant sales with more than 25,000 square feet.
l) Liquor stores, pursuant to the standards established in the Zoning Code.
m) Off-sale of alcoholic beverages (liquor stores, markets, etc.), pursuant to the standards established in the Zoning Code.
n) Parking structures and facilities with ground floor retail and/or office uses.
o) Performing arts facilities.
p) Places of worship.
q) Public uses not permitted as a matter of right.
r) Public utilities or installations.
s) Recreational facilities.
t) Transit center.
u) Wedding chapels.
v) Wireless communication facilities, pursuant to the Zoning Code.

6.4 Prohibited Uses

The following uses are prohibited in the Raincross District:

a) Car wash.
b) Drive-thru establishments.
c) Motels.
d) Service stations (gas stations and minor repairs).
e) Vehicle repair.
f) Vehicle sales and vehicle parts sales.
g) Any use not specifically authorized.

6.5 Development Standards for the Raincross District

All property in the Raincross District shall be developed in accordance with the following standards. To ensure compatible development with the historic buildings in the Mission Inn Historic District, the maximum allowable height and maximum allowable density in this area is lower than for development in the remainder of the Raincross District. In addition, to protect the adjacent historic residential neighborhood, no vehicular access from or widening of Fairmount Boulevard between First and Sixth Streets should be permitted.

6.5.1 Maximum Floor Area Ratio

The maximum floor area ratio in the Raincross District, outside of the Mission Inn Historic District, shall be 3.5, except for the following:

(1) Additional floor area ratio may be permitted for certain site amenity features listed in the following table. All amenities are cumulative, except that in no case shall the floor area ratio exceed 4.5 for parcels outside the Mission Inn Historic District.

Amenity	Bonus
Landscaped Courtyard. A continuous area with direct access to a public street or mall, which is open and unobstructed from the ground level to the sky, is accessible to the public, has a minimum area of 600 square feet with a minimum dimension of 20 feet and not more than 3 feet above the level of the street it adjoins. Such courtyard shall be landscaped with greenery, statuary, water, or combination of the three.	Floor area increased four times the square footage contained within the courtyard.
Arcade or Pergola. A pedestrian passageway that connects: (1) two public streets or (2) a public street and parking area or mall or (3) a public street and another arcade or pergola. The arcade or pergola shall be unobstructed, have a minimum width of 15 feet and a minimum vertical distance of 12 feet and shall be situated at street grade. Where an arcade or pergola is located within the public right-of-way, the minimum width may be reduced to conform with the width of the right-of-way.	Floor area increased three times the square footage contained within the arcade or pergola.

The maximum floor area ratio for parcels within the Mission Inn Historic District shall be 3.0, except for the following:

(1) Additional floor area ratio may be permitted for certain site amenity features set forth in the above table. All amenities are cumulative, except that in no case shall the floor area ratio exceed 4.0.

(2) In addition to the above amenity provision, floor area ratio within the Mission Inn Historic District may be increased up to 4.5 with the approval of a Conditional Use Permit, provided the proposed use specifically supports the purpose and intent of the Raincross District and is compatible with surrounding development and design.

6.5.2 Maximum Unit Density

The maximum dwelling unit density shall be 60 units per acre. The maximum unit density may be increased with the approval of a Conditional Use Permit.

6.5.3 Maximum Height

The maximum building height in the Raincross District, outside the Mission Inn Historic District, shall be 100 feet, except for the following:

(1) The maximum building height shall not exceed 50 feet within 100 feet of the Residential District or a residential zone outside the specific plan boundaries. For purposes of this requirement, where the district boundary line runs down the middle of a street or alley or the residentially zoned property is across a street or alley, the 100 feet shall be completely contained on the property proposed for development, not measured from the middle of the street.

The maximum building height in the Raincross District, within the Mission Inn Historic District, shall be 100 feet, provided that anything over 60 feet requires the approval of a Conditional Use Permit and must specifically support the purpose and intent of the Raincross District and be compatible with surrounding development and design.

6.5.4 Minimum Lot Size

The minimum lot size for new parcels shall be 10,000 square feet.

6.5.5 Front Yard Setback

There shall be no front yard setback; buildings shall be contiguous with the front parcel line (0-foot setback). The front yard setback shall also apply to side and rear yards adjacent to a public street. The following exceptions apply to front yard setbacks:

(1) A portion of the front building elevation, not to exceed fifty percent of the length of the building frontage, may be setback up to 20 feet to allow for outdoor use, such as outdoor dining, display, public art, entry forecourts, or other amenity appropriate to an urban setback.

(2) For parcels that have frontage on Mission Inn Avenue between the 91 Freeway and Main Street, the minimum setback shall be 15 feet. The front yard setback should incorporate a combination of “soft” features, such as landscaping, water, etc. and “hard” features, such as pavers, ironwork fencing, etc. No parking is permitted in the front yard setback.

(3) Parcels with frontage on Fairmount Boulevard between First and Sixth Streets, shall have a minimum setback along Fairmount Boulevard of 15 feet. This setback should incorporate a combination of “soft” features, such as landscaping, water, etc. and “hard” features, such as pavers, ironwork fencing, etc. No parking is permitted in this setback.

6.5.6 Rear Yard Setback

No minimum rear yard setback is required, except for the following:

(1) Where the rear parcel line abuts the Residential District or a residential zone outside the specific plan boundaries, the minimum rear yard setback shall be 15 feet if there is a public alley (distance from building to rear property line or alley easement), and 25 feet where there is no public alley.

(2) When the project contains a residential component (i.e., multiple family residential use, mixed-use or live/work unit), the building shall be setback a minimum of 15 feet from the rear parcel line. This standard shall not apply to adaptive reuse, or conversion of existing buildings into a residential use.

(3) Where both of the above situations apply, the greater setback standard shall apply.

6.5.7 Interior Side Yard Setback

No minimum interior side yard setback is required, except for the following:

(1) When the project contains a residential component (i.e., multiple family residential use, mixed-use or live/work unit), the portion of the building containing the residential use shall be setback a minimum of 15 feet from the interior side parcel line. This standard shall not apply to adaptive reuse, or conversion of existing buildings into a residential use.

6.5.8 Master Plan for the Riverside School for the Arts

The proposed Riverside School for the Arts shall be developed as part of a Master Plan approved by the City Council and shall be subject to the development standards and requirements therein.

6.5.9 Multiple-family Residential Projects fronting Main Street, Mission Inn Avenue and University Avenue

Multiple-family residential projects in the Raincross District that have frontage on Main Street or Mission Inn Avenue must be located above the ground floor or in ground floor rear areas of buildings and shall be combined with a ground floor pedestrian-oriented retail or restaurant use, as permitted in this District, to create an active retail edge on these streets. Such projects are subject to standards set forth in Section 6.8 for mixed-use development.

6.5.10 Parking

Refer to Chapter 16 for off-street parking requirements and standards.

6.6 Design Standards and Guidelines for the Raincross District

6.6.1 District Character Defining Statement

The Raincross District is the cultural, entertainment, and retail center of Riverside and the region beyond. Its significant, signature buildings include the Fox Theater, Stalder Building, Mission Inn, Municipal Museum, Unitarian Church, Congregational Church, Municipal Auditorium, Post Office, Loring Building, and Art Museum. Historic and cultural resource sensitivity are the key concepts in this district. Buildings that contribute to the historic character of this district should be preserved or restored to an authentic historic design. New construction should be in scale and architecturally harmonious with nearby historic buildings. The above listed signature buildings should be used for inspiration regarding design, form, detailing and site layout.

The design standards and guidelines for the Raincross District are intended to enhance both these signature buildings and their setting which together contribute to the character of a cohesive downtown. In addition, the design standards and guidelines for the Raincross District are intended to create a vibrant, pedestrian friendly downtown by encouraging pedestrian orientation to the storefronts, human scaled spaces, and pedestrian amenities.

Fox Theater, 3801 Mission Inn Avenue

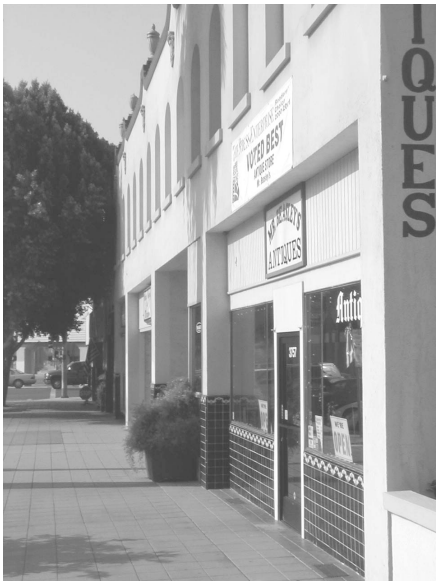
Loring Building, 3673 Main Street

Municipal Museum, 3720 Orange Street

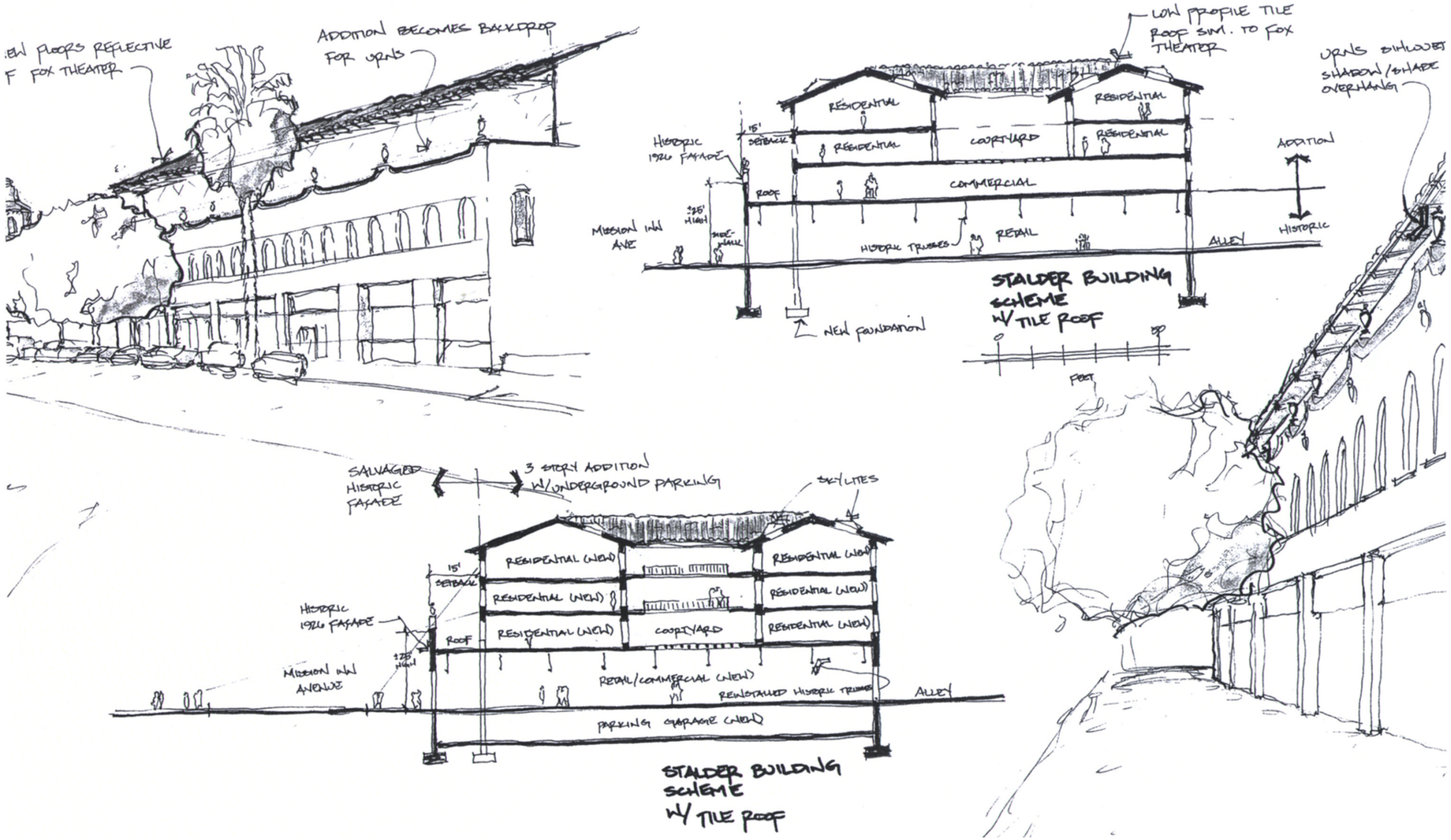
Mission Inn, 3645 Mission Inn Avenue

A good example of a preservation sensitive approach to fulfilling the needs for office and commercial lease space in the District's Mission Inn Historic District can be found in the Stalder Building and Imperial Hardware Building Historic Resources Survey, by architect Wayne Donaldson, completed in January 2001. Mr. Donaldson was hired by the City to investigate development opportunities on the sites currently occupied by the Stalder Building (situated on the east corner of Mission Inn Avenue and Market Street) and the Imperial Hardware Building (situated on the east side of the Downtown Mall, between Mission Inn and University Avenues). A developer interested in creating a "Lifestyle Center" in this area suggested these buildings be removed and replaced with new structures.

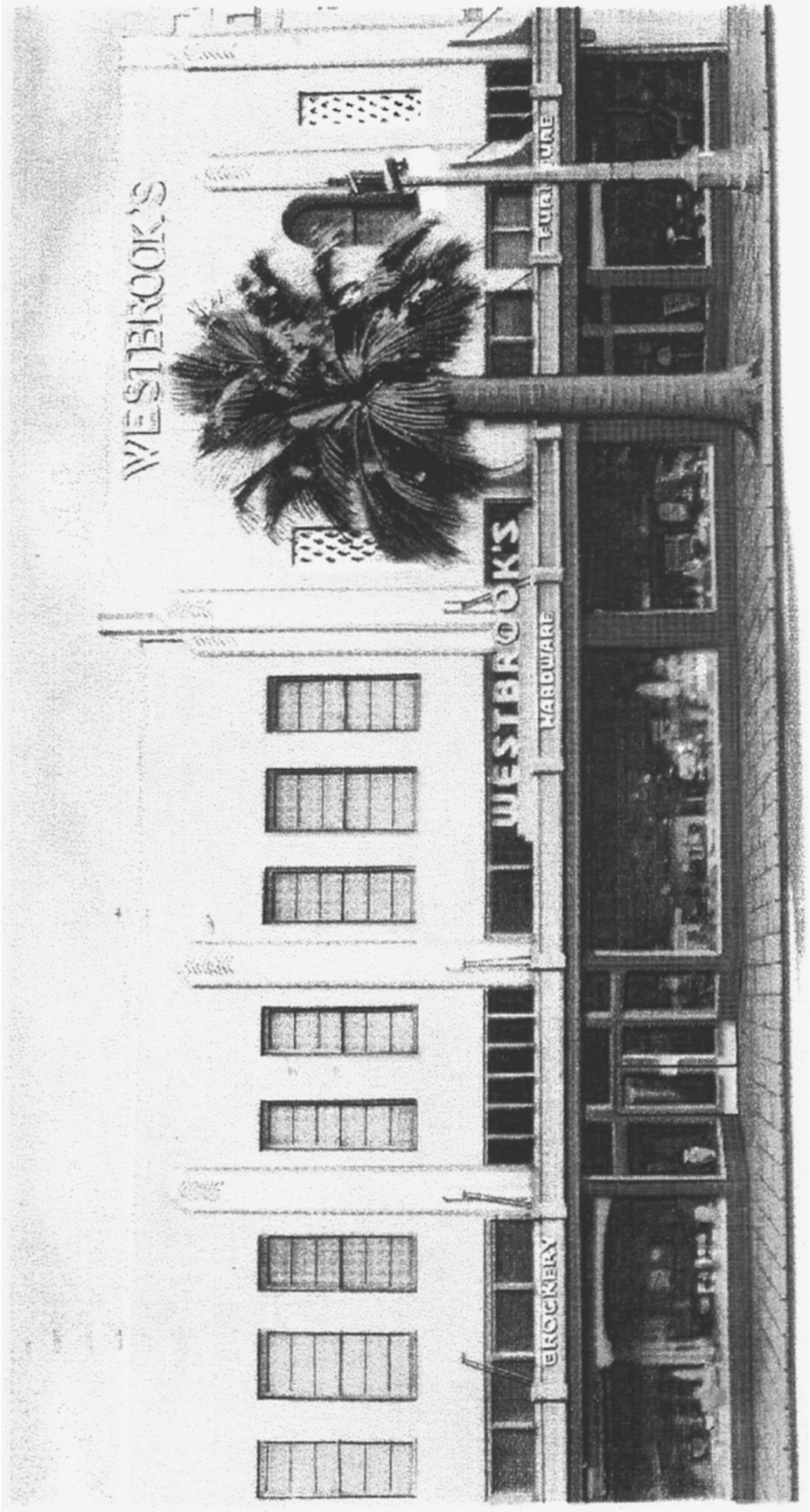
The Donaldson report investigates the historic significance of the buildings, their structural integrity, and the potential for a variety of development options. The report demonstrates the pros and cons of everything from full preservation to adaptive reuse options that would preserve various significant historic aspects of the buildings. It also documents the presence of historic structural members hidden inside the Stalder Building and an intact Art Deco fa‡ade covered by a 1960's era metal false front on the Imperial Hardware Building. The report shows how both the Stalder and the Imperial Hardware Buildings could be put to greater economic use with additions that would allow the original historic fabric of the buildings to be preserved and restored. These ideas allow both sites to be developed to the maximum floor area ration (FAR) permitted by the Specific Plan, while preserving the essence of the historic buildings. As development opportunities are explored that affect older buildings in the Raincross District, consideration of various preservation alternatives should be undertaken in the fashion of the Donaldson report.



Stalder Building



Stalder Building - Three additional levels with tile roofs
Source: Stalder Building and Imperial Hardware Building, Historic Resources Survey, Wayne Donaldson, January 25, 2001



Imperial Hardware - Westbrook's Hardware Store, ca. 1935. Postcard Courtesy of Riverside Municipal Museum
Source: Stalder Building and Imperial Hardware Building, Historic Resources Survey, Wayne Donaldson, January 25, 2001

Imperial Heardware - Two additional office levels
Source: Stalder Building and Imperial Hardware Building, Historic Resources Survey, Wayne Donaldson, January 25, 2001

6.6.2 Site Planning

Building Orientation

(1) Buildings should have a strong street presence, with public entrances and activity areas oriented toward the street.

(2) There is a pattern of first floors elevated above sidewalk grade along Mission Inn Avenue between the 91 Freeway and Orange Street. This pattern should be maintained. Building entries should be raised up to three feet from the adjoining street level.

Setbacks

(1) Commercial buildings should generally have a direct interface with public sidewalks with no intervening setback.

(2) Buildings along Mission Inn Avenue between the 91 Freeway and Orange Street and between Fairmount Boulevard and Chestnut Street should be setback a distance that is compatible with other nearby buildings.

(3) These setback areas should generally include a combination of "soft" features (landscaping, water, etc.) and "hard" features (pavers, steps, patios, arcades, porches, etc.). For parcels with frontage on Mission Inn Avenue; architectural elements such as stairs or steps, and urban amenities such as benches, water fountains, and public art are encouraged.

Vehicular Access and Parking

(1) Parking spaces should not have direct frontage on a street. Access points should be limited to existing alleys wherever possible.

(2) When on-site parking is provided, parking should be consolidated on the site. In no case, should the building be surrounded on all sides with parking.

(3) No vehicular access to or from Fairmount Boulevard should be permitted between First and Sixth Streets within this District.

Pedestrian Access

(1) Primary access to buildings should be from the street or pedestrian walkways, not parking areas.

(2) Walkways should be provided to link parking areas with the street wherever feasible.

Interface between Non-residential and Residential Uses

In several portions of the Specific Plan area, non-residential uses abut residential uses. This condition can specially be observed in the Raincross District, along Fairmount Boulevard between First and Sixth Streets. Issues of privacy, safety, and noise are addressed in these following standards:

(1) To provide privacy for adjacent residential properties, taller elements of the building should be set away from those properties. In addition, at residential edges, commercial buildings should maintain low profiles and building heights should be stepped down to the height of adjacent residential zones, utilizing architectural elements such as gables or hip roofs to reduce building mass.

(2) When there is no intervening alley or street, appropriate landscape screening shall be provided at the shared property line. Excepting trees, this screening shall not be less than six feet or exceed eight feet in height.
(3) Eighty percent of the vertical plane at the property line to a height of six feet shall be opaque.
(4) Screening may consist of one (or more) of the following:
"Vertical" trees closely spaced
"Green" (vine-covered) solid or fenced walls
Hedges (minimum height of six feet)
(5) The criteria for selecting plant materials, as established in section 15.3.6 shall be followed.
(6) Noise or odor generating activities in general, and loading areas, trash and storage areas, and rooftop equipment in particular, should be located as far as possible from adjacent residential uses and shall not be located next to residential properties without fully mitigating their negative effects.
(7) Non-residential buildings should be sited so as to avoid significant shading of adjacent residences and compromising residents' privacy.
(8) Windows in non-residential buildings should be oriented to avoid a direct line of sight into adjacent residential buildings or property.
(9) Whenever adjacent residential and commercial uses can mutually benefit from connection rather than separation, appropriate connective elements such as walkways, common landscaped areas, building orientation, gates, and/or unfenced property lines should be employed.

Site Furniture

(1) Pedestrian amenities are encouraged, including benches, landscaped gathering areas, trash receptacles, etc. Design of improvements should be traditional and related to the signature buildings. Particular attention should be paid to creating shade in the Raincross District as well as all the other districts.

Courtyards and Passages

(1) When placed in an appropriate location, between two elements of a building or buildings, a courtyard can provide a visually relaxing pedestrian environment, or a secluded retreat from noise and traffic. Courtyards play an important role in providing spaces for solace and respite in Downtown. Courtyards and pedestrian passages are encouraged to facilitate pedestrian circulation and to provide resting and gathering places. Courtyards should be prominently placed on the site to be seen from the street and to enhance the public environment. They should be placed to terminate vistas, to anchor street corners and along street edges.
(2) All courtyards should be provided with amenities such as shade trees, seating areas, water fountains, accent planting, and public art. If space permits, elements such as gazebos, arcades, or pergolas should be incorporated in the courtyard design.
(3) Design of improvements should be traditional and related to the signature buildings.

6.6.3 Architecture

Style

(1) Existing buildings should be restored/maintained in a historic style that reflects the actual, historic appearance of the building at its period of historic significance.

(2) The historic fabric in Downtown Riverside is interspersed with "contextual" buildings - buildings that are not historic but contribute to the district character as one traverses the district. Similarly, new buildings should not necessarily be stylistically "historic", but should be compatible with their historic neighbors in terms of massing, modulation, height, and setbacks. New buildings should be contemporary interpretations using the signature buildings as a source of design inspiration.

Scale

(1) Buildings and improvements should be at a pedestrian scale. To maintain a sense of pedestrian scale, larger buildings should be broken into storefront bays about 25 feet wide.

(2) The size and mass of a new building should blend with the surrounding district.

Detailing

(1) Detailing of existing buildings should be a restoration or replication of historic detailing during the building's period of historic significance.

Roof Design

(1) Roof design should reflect/complement significant buildings in the area.

Colors and Materials

(1) Muted earthtones and traditional materials should prevail, with brighter colors limited to trim areas. The Mission Inn is a good example of this type of treatment.

6.6.4 Landscaping

Plant Types

(1) Landscaping should be compatible with historic plantings and consist of types suitable for the climate and the exposure in which they are to be planted.

Scale

(1) Pedestrian scale plantings should prevail, with larger plantings used as accents.

Relationship to Development

(1) Plantings should be used to complement and accent the architecture. They should not be of such a scale and density as to obscure or overwhelm the architecture.

Hardscape

(1) Paved areas should make significant use of traditional concrete scoring and pavers.

6.6.5 Signs

Style

(1) Signs should be low-key and complementary to the architecture. Eating and entertainment uses may make greater use of color and innovative design. Historic forms and types should predominate.

Scale

(1) Signing should be an accent; the overall effect should be low key and proportional to the building.

Type

(1) A variety of forms is acceptable, including painted wood, painted metal, signs painted directly on the building, and traditional neon. Interior illuminated signs, plastic, canister signs, channel letter signs, and other more modern forms of signs are generally not appropriate.

6.6.6 Additional Design Standards and Guidelines

Refer to Chapter 15 for general design standards and guidelines that apply to the entire Downtown Specific Plan area.

6.7 Additional Standards for Live/Work Units in the Raincross District

6.7.1 Applicability

The provisions of this section apply to live/work units, as defined in Chapter 18: Definitions. These standards are in addition to the development standards set forth in Section 6.5 and the applicable design guidelines. Refer to Chapter 16 for parking standards and Chapter 17 for sign standards. The type of work permitted in a live/work unit shall be consistent with, or similar in nature to, the permitted uses in the Raincross District, as defined in Section 6.2, and home occupations as listed in the Zoning Code.

6.7.2 Purpose

The intent of this section is to provide for and make feasible the reuse of existing commercial or residential structures to accommodate live/work opportunities, as well as provide opportunities for the new development of buildings specifically designed and constructed to provide live/work units. Live/work units may also occupy a portion of a building designed for mixed-use development.

6.7.3 Floor Area Requirements

The minimum floor area of a live/work unit shall be 750 square feet. For live/work units that have frontage on Mission Inn Avenue, Main Street or University Avenue, the first 25 feet of floor area depth at the street-level frontage shall be devoted to pedestrian-oriented commercial retail activity. Live/work units with frontage on public streets in all other areas of the Raincross District, or on the upper levels of a structure shall not be subject to this requirement.

6.7.4 Access to Units

Access to individual units shall be from common access areas, corridors, or hallways.

6.7.5 Internal Layout

All living space within the live/work unit shall be contiguous with and an integral part of the working space, with direct internal access between the two areas.

6.7.6 Street Frontage Treatment

Each live/work quarters fronting Mission Inn Avenue, Main Street or University Avenue shall have a pedestrian-oriented frontage that publicly displays the interior of the nonresidential areas of the structure. Live/work units with frontage on public streets in all other areas of the Raincross District, and on the upper levels of a structure shall not be subject to this requirement.

6.7.7 Occupancy and Employees

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 utilize employees in addition to residents as necessary.

6.7.8 Retail Sales

Retail space may be integrated with working space.

6.7.9 Business License

A business license shall be obtained in compliance with the Municipal Code for business activities conducted within the live/work unit.

6.8 Additional Standards for Mixed-Use Development in the Raincross District

6.8.1 Applicability

The provisions of this section apply to mixed-use development, as defined in Chapter 18: Definitions, in the Raincross District. These standards are in addition to the development standards set forth in Section 6.5 and the applicable design guidelines. Refer to Chapter 16 for parking standards and Chapter 17 for sign standards.

6.8.2 Purpose

The intent of this section is to strengthen the interaction between residential, commercial and employment uses so as to facilitate a more efficient use of transportation systems, to encourage the conservation of land resources and create a vital urban area that is a place of daytime, evening and weekend activity.

6.8.3 Land Use Requirements for Mixed-use Development

Mixed-use development integrates compatible office or commercial uses with residential uses within the same building or structure. Mixed-use development in the Raincross District should generally promote retail uses at the street level, and shall have the following use requirements:

1. Ground Floor or Street Level
   (a) Retail uses - The ground floor or street level shall be devoted to pedestrian-oriented specialty retail, restaurant, or similar type of use, except within 165 feet of Fairmount Boulevard between First and Sixth Street where retail uses are prohibited.
   (b) Office uses - General and professional office uses shall be allowed on the ground floor, except on Main Street where they may only be located off-street or behind retail or restaurant uses to create an active retail edge.
   (c) Residential or lodging uses - Mixed-use projects that have frontage on Main Street, Mission Inn Avenue, or University Avenue may have residential or lodging uses on the ground floor only when located off-street or behind retail uses. Residential or lodging uses shall be permitted on the ground floor for all other areas of the Raincross District. A common entrance to the residential portion of the mixed-use project may be located adjacent to the non-residential front, ground floor use.
   (d) Live/work uses - Live/work units shall be permitted on the ground floor, subject to the standards for live/work units set forth in Section 6.7. For mixed-use projects that have frontage on Main Street, Mission Inn Avenue or University Avenue, the first 25 feet of floor area depth at the street level frontage shall be devoted to pedestrian-oriented commercial retail activity. Live/work unit on the ground floor of all other mixed-use projects shall not be subject to this requirement.

2. Upper Levels
   (a) The upper levels may contain retail (except within 165 feet of Fairmount Boulevard between First and Sixth Streets where commercial uses are prohibited), office or lodging uses, however, at least one floor of the upper levels must be dedicated to residential or live/work uses.

6.8.4 Lot Area and Width

1. The minimum lot area for any new mixed-use development shall be 10,000 square feet.

2. There shall be no minimum lot area or width requirements for the conversion of existing buildings to mixed-use developments.

6.8.5 Development Density

Pursuant to Section 6.5 of this Chapter, the maximum FAR and maximum unit density may be increased with the approval of a Conditional Use Permit, provided the mixed-use project specifically supports the purpose and intent of the Raincross District and is compatible with surrounding uses. The request for increased development intensity shall be reviewed as part of the Conditional Use Permit application for the mixed-use development project.

6.8.6 Maximum Height

Pursuant to Section 6.5 of this Chapter, the maximum building height may be increased with the approval of a Conditional Use Permit, provided the mixed-use project specifically supports the purpose and intent of the Raincross District and is compatible with surrounding uses. The request for increased building height shall be reviewed as part of the Conditional Use Permit application for the mixed-use development project.

6.8.7 Yard Setbacks

1. The setback requirements set forth in Section 6.5 of this Chapter shall apply to mixed-use development.

6.8.8 Open Space

The following regulations shall determine the amount of required private and common open space:

1. New Projects:
   (a) Private Usable Open Space: At least 50% of the dwelling units in a project shall provide private usable open space, as defined in the Zoning Code, of a minimum of 50 square feet. All dwelling units in a project are encouraged to include private usable open space. A rectangle inscribed within each private usable open space shall have no dimension less than five feet. At least one exterior side shall be open above the level of railing or fencing. Balcony/railing enclosures shall not be see-through.

(b) Common Usable Open Space: At least 50 square feet of common usable open space, as defined in the Zoning Code, shall be provided per dwelling unit. Common usable open space may be divided into more than one area, however, each area shall be a minimum of 450 square feet and a rectangle inscribed within each shall have no dimension less than 20 feet. All required common open space shall be suitably improved for its intended purposes and all lawn and landscaped areas shall be provided with a permanent irrigation system to maintain such areas. The common open space may include courtyards, terraces and rooftops.

2. Conversions of existing buildings:
   (a) There shall be no minimum open space standards for conversions of existing buildings, however, every effort shall be made to achieve open space in all of the above categories to the extent feasible for the building being converted.

6.8.9 Conditional Use Permit

A Conditional Use Permit shall be required for any mixed-use development project. Application and fee information may be obtained at the Planning Department.

6.9 Additional Standards for Multifamily Residential Development in the Raincross District

6.9.1 Applicability

The provisions of this section apply to multifamily residential development in the Raincross District.

6.9.2 Purpose

Historically, town centers included a mix of shops, offices, and restaurants at the street level and residences above. This pattern created a rich mix of uses and allowed urban activity to carry on well into the nighttime. In the 20th century, downtowns were increasingly zoned for one activity only, namely business, and were shutdown after six in the evening. In recent years, cities have once again begun to encourage residential uses within their downtowns and thus tap into the potential of increased economic activity by extending the usability of downtown resources into the nighttime. Residential uses are encouraged in the Raincross District both as a part of mixed use and multifamily residential developments.

Any multifamily structure shall conform to the standards and guidelines contained in section 6.5 and 6.6. Additional standards and guidelines are included in this section.

Examples of urban multi-family residential projects

6.9.3 Site Planning

Building Orientation

(1) Buildings should have a strong street presence, with public entrances oriented towards the street.

(2) Privacy between units should be maintained by locating balconies, porches, windows, etc., away from similar existing spaces in the adjacent units.

Setbacks

(1) While no setback is required in all of Raincross District, except on parts of Mission Inn Avenue, the lowermost floor may be recessed to create space for landscape screening in multifamily residential developments.

(2) On Mission Inn Avenue, the setback area should be used for planting landscape screens to protect the privacy of the ground floor units.

Vehicular Access and Parking

(1) Parking should be provided on site, located to the rear of the parcel wherever possible, in on-grade or underground structures or landscaped lots. Such parking areas should be fully screened from the street and security controls are permitted. Access should be limited to the minimum number of drives required to serve the required parking spaces. Except for town home projects with attached garages, all multi-family parking should be in efficient, multiple stall configurations.

(2) If tuck-under parking is provided, the first floor of the residential units shall not occur more than four feet above the finished grade level. Parking may need to be depressed and occur behind the living spaces. Finished grades of the front entrances may be raised by up to four feet to accommodate this arrangement. These parking areas shall not be visible from the street.

Pedestrian Access

(1) Pedestrian access to the first floor units should be via traditional residential front doors.

Open Space

The following is required for private and common open space for multifamily development:

(1) Private Usable Open Space: Each dwelling unit shall have a minimum private usable open space as defined in the Zoning Code of 50 square feet. A rectangle inscribed within each private usable open space shall have no dimension less than five feet. At least one exterior side shall be open above the level of railing or fencing. Private open space features include: fenced yard/patio areas, balconies and roof gardens.

(2) Common Usable Open Space: Inclusive of required setback yards, a minimum of 20 percent of the site area shall be designated and permanently reserved as usable common open space in multiple family developments with greater than 10 dwelling units. All required common open space shall be suitably improved for its intended purposes and all lawn and landscaped areas shall be provided with a permanent irrigation system to maintain such areas. Common open space areas include courtyards, terraces, rooftops, landscaping, picnic/barbecue areas, pools/spas, tennis/sport courts, clubhouse, totlots/playgrounds. Parking areas are not to be included in the calculation of open space.

Site Furniture

(1) Outdoor pedestrian amenities should be provided in the 'Usable Open Space' areas required as noted in the section above.

Courtyards and Passages

(1) 'Common Usable Open Space' areas should be provided as noted in the section on Open Space above.

6.9.4 Architecture

Style

(1) Multiple family housing is unique in the sense that while an individual, private use, it is also a part of the urban fabric. Residents affect, and are affected by, street activity and provide "eyes on the street". The residential character of the individual units should be protected while conforming to the urban feel of the Raincross District.

Scale

(1) Individual units should be articulated to diminish the massing of large structures and be compatible with the scale of surrounding development.

(2) The mass and roof forms of buildings should be varied. In addition to porches, stoops and other entry elements such as bay windows, balconies and trellises are encouraged.

(3) The street floor building level should be raised between two and four feet to protect the privacy of ground floor units.

(4) Facades of multifamily buildings should be divided into shorter modules a maximum of 30 feet in width, to reflect the volumes of individual units within the building. This objective can be achieved with varied setbacks, vertical modulation, texture changes on the facade, porches and balconies.

6.9.5 Landscaping

Plant Types

(1) Plantings of shrubs and flowering plants to add variety to the setback areas are encouraged.
(2) Pathways and pergolas and trellises that are in character with the architectural style of development to add shade and interest are encouraged.

Relationship to Development

(1) Common areas provided for the residents should be landscaped with planted areas, potted plants, seating, outdoor barbecue areas, pools and spas, etc.

6.9.6 Signage

Style

(1) Traditional designs that reflect the building architecture are encouraged.
(2) The signage for multifamily uses in this district should be discreet and subdued.