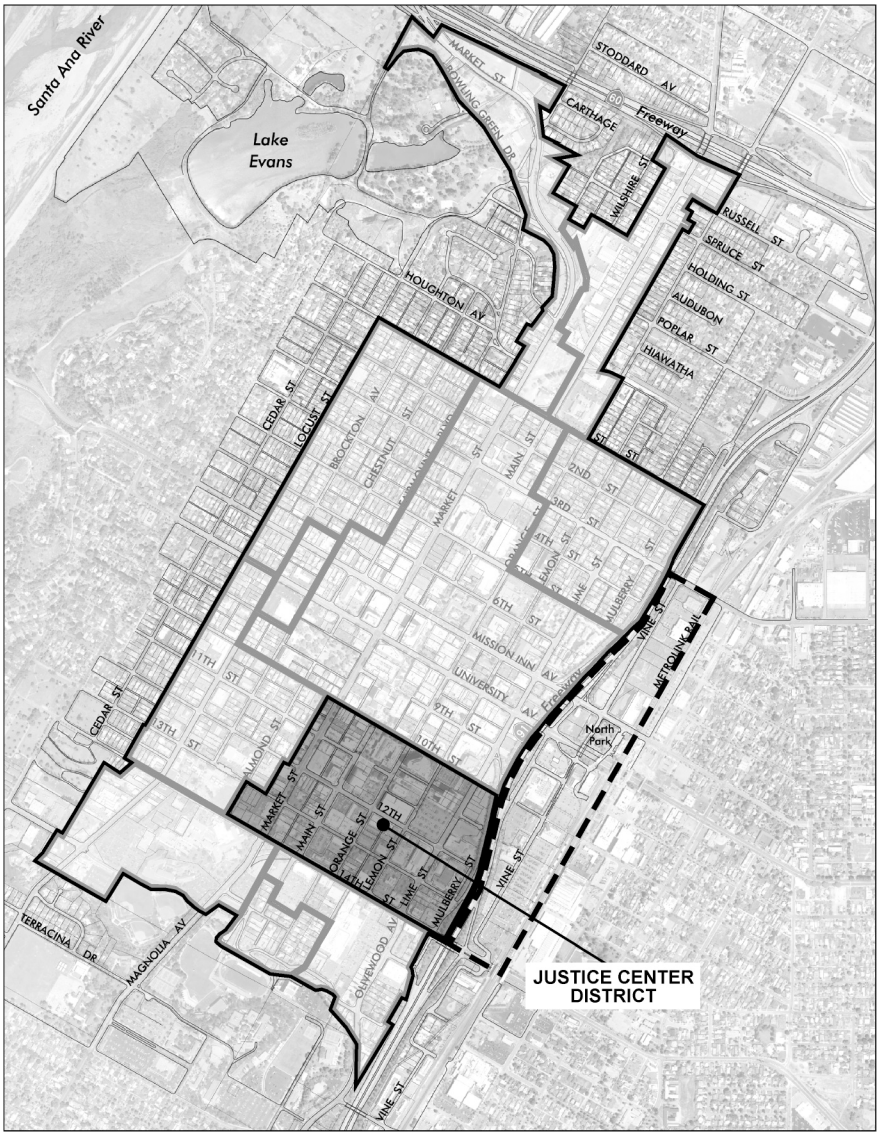
Chapter 7

Justice Center District

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

7.1 Purpose
7.2 Permitted Uses
7.3 Conditionally Permitted Uses
7.4 Prohibited Uses
7.5 Development Standards for the Justice Center District
7.6 Design Standards and Guidelines for the Justice Center District



7.1 PURPOSE

The intent of the Justice Center District is to provide a center for the existing and future expansion of major judicial uses, including federal, appellate, state and county courts. This District allows for a concentration of office uses and business supply retail uses to maintain Downtown as the employment center for the City of Riverside. Development intensity in the Justice Center is the highest in the Downtown and is intended to encourage medium to high density office uses to support and complement the retail, cultural, entertainment and residential uses of the nearby Raincross District. The scale and grandeur of the Beaux-Arts style Riverside County Courthouse, located on Main Street, provides the opportunity to emphasize the judicial nature of this District by opening and reinforcing the view to this important architectural and historical structure from Market Street.

7.2 PERMITTED USES

The following uses are permitted in the Justice Center District:

a) Banking establishments.
b) Business supply retail uses such as, but not limited to, office supplies, equipment rental and repair, photocopy shops, etc.
c) Courts.
d) Offices, including but not limited to administrative, general, government and professional.
e) Parks and open spaces.
f) Personal service establishments, such as, but not limited to, barber or beauty shops, tailors, shoe repair, etc.
g) Restaurants, including outdoor dining, that are 1,500 square feet or less in size, or within lease space 1,500 square feet or less in size. Outdoor dining is subject to the standards established in the Zoning Code for outdoor dining.
h) Temporary uses, pursuant to the standards established in the Zoning Code and consistent with the purposes of this District.
i) Wireless communication facilities, pursuant to the Zoning Code.
j) Accessory uses, incidental and subordinate to the principal permitted use.
k) Other uses, not listed above, which are determined by the Planning Director to be similar to those listed above.

7.3 CONDITIONALLY PERMITTED USES

The following uses are permitted in the Justice Center District with a Minor Conditional Use Permit:

a) Farmer's market.
b) Minor expansions to nonconforming uses with a previously approved Conditional Use Permit.
c) On-sale of alcoholic beverages, pursuant to the standards established in the Zoning Code.
d) Outdoor food preparation.

e) Restaurants, including outdoor dining, that are more than 1,500 square feet in size, or within lease space greater than 1,500 square feet in size. Outdoor dining is subject to the standards established in the Zoning Code for outdoor dining.
f) Vapor recovery systems, pursuant to the Zoning Code.
g) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted in the Justice Center District with a Conditional Use Permit:

a) Catering businesses.
b) Child day care centers.
c) Educational facilities, including vocational schools.
d) Exercise facilities.
e) Expansion of nonconforming uses.
f) Parking structures and facilities with ground floor commercial uses.
g) Public uses not permitted as a matter of right.
h) Public utilities or installations.
i) Service stations (gas station and minor repairs) on parcels adjacent to a freeway on or off ramp.
j) Wireless communication facilities, pursuant to the Zoning Code.

7.4 Prohibited Uses

The following uses are prohibited in the Justice Center District:

a) Car wash.
b) Drive-thru establishments.
c) Motels.
d) Hotels.
e) Vehicle repair.
f) Vehicle sales and vehicle parts sales.
g) Any use not specifically authorized.

7.5 DEVELOPMENT STANDARDS FOR THE JUSTICE CENTER DISTRICT

All property in the Justice Center 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 Justice Center.

7.5.1 Maximum Floor Area Ratio

The maximum floor area ratio in the Justice Center District, outside of the Mission Inn Historic District shall be 5.0, except for the following:

(1) Additional floor area ratio may be permitted for certain site amenity features set forth in the following table. All amenities are cumulative, except that in no case shall the floor area ratio exceed 6.0.

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 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.

7.5.2 Minimum Height

The minimum building height shall be 45 feet for at least 50% of the building footprint. Parcels in the Mission Inn Historic District are not subject to this requirement.

7.5.3 Maximum Height

The maximum building height in the Justice Center, outside the Mission Inn Historic District, shall be 140 feet, except for the following:

(1) For parcels west of Market Street, the maximum building height shall be 60 feet.
(2) For parcels that have frontage on the east side of Market Street, the maximum building height shall be 60 feet to a depth of 50 feet from the front property line. The building height may step up to the maximum allowable building height at a point 50 feet from the front property line.

The maximum building height in the Justice Center, within the Mission Inn Historic District, shall be 60 feet, except for the following:

(1) The maximum building height may be increased to a maximum height of 100 feet 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.

7.5.4 Minimum Lot Size

The minimum lot size for new development or for the creation of new parcels shall be 20,000 square feet.

7.5.5 Front Yard Setback

The minimum front yard setback shall be 10 feet; the maximum front yard setback shall be 30 feet. No parking is permitted in the front yard setback area. The front yard setback shall also apply to side and rear yards adjacent to a public street. The following exception applies to front yard setbacks:

(1) For parcels that have frontage on Market Street, the minimum front yard setback shall be 15 feet; the maximum front yard setback shall be 30 feet.

7.5.6 Rear Yard Setback

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

(1) Where the rear parcel line abuts the Almond Street District, 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.

7.5.7 Interior Side Yard Setback

No minimum interior side yard setback is required, except where the side parcel line abuts the Almond Street District, the minimum interior side yard setback shall be 15 feet.

7.5.8 Parking

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

7.6 Design Standards and Guidelines for the Justice Center District

7.6.1 District Character Defining Statement

The Justice Center is the legal and office center of Riverside and the surrounding region. Restaurant and retail uses are intended to be limited to those that are incidental to, and for the convenience of, the office and legal uses. The significant, signature buildings in this district include the Superior Court Building, Hall of Justice, Family Law Court, Bankruptcy Court, U.S. District Court, and the Catholic Church. This is primarily a district for contemporary buildings with historic references in detailing, massing, fenestration, and shapes. The district's historic buildings should be respected and complemented in any adjacent architecture. While taller buildings are anticipated in this district, respecting pedestrian scale is important. One example of how this can be accomplished is by the stepping of building heights from lower at the street to higher beyond. The above listed signature buildings should be used for inspiration regarding design, form, detailing, and site layout.

U.S. District Court of Appeals (12th and Lime Streets)

Bankruptcy Court (12th and Lime Streets)

Riverside County Courthouse (Main and 10th Streets)

Family Law Court (Main and 11th Streets)

7.6.2 Site Planning

Building Orientation

(1) Building orientation should provide for at least one significant street entrance elevation. Other frontages should have a pedestrian scale and be softened by landscaping.

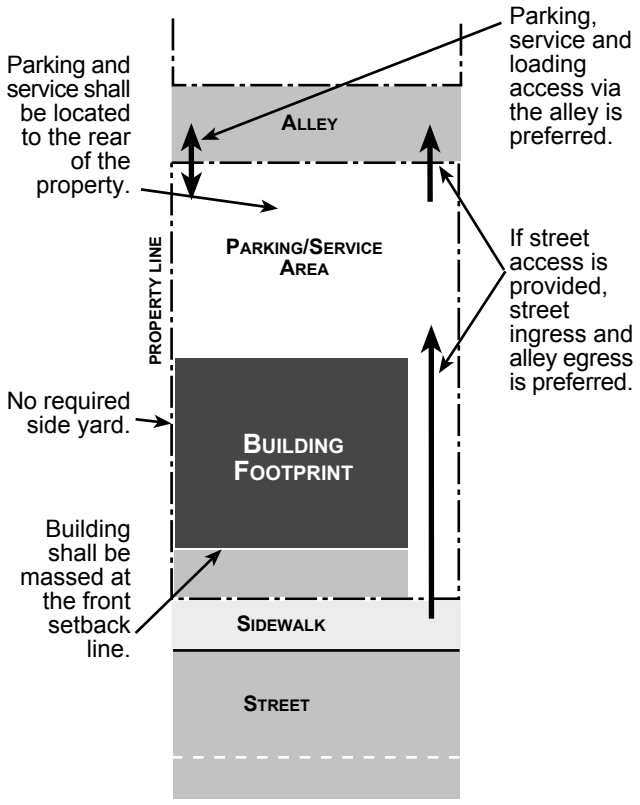
Setbacks

(1) This district is characterized by varying depths of landscape setbacks around its signature buildings. Setbacks shall be relatively shallow, with breaks to provide public access.

Vehicular Access and Parking

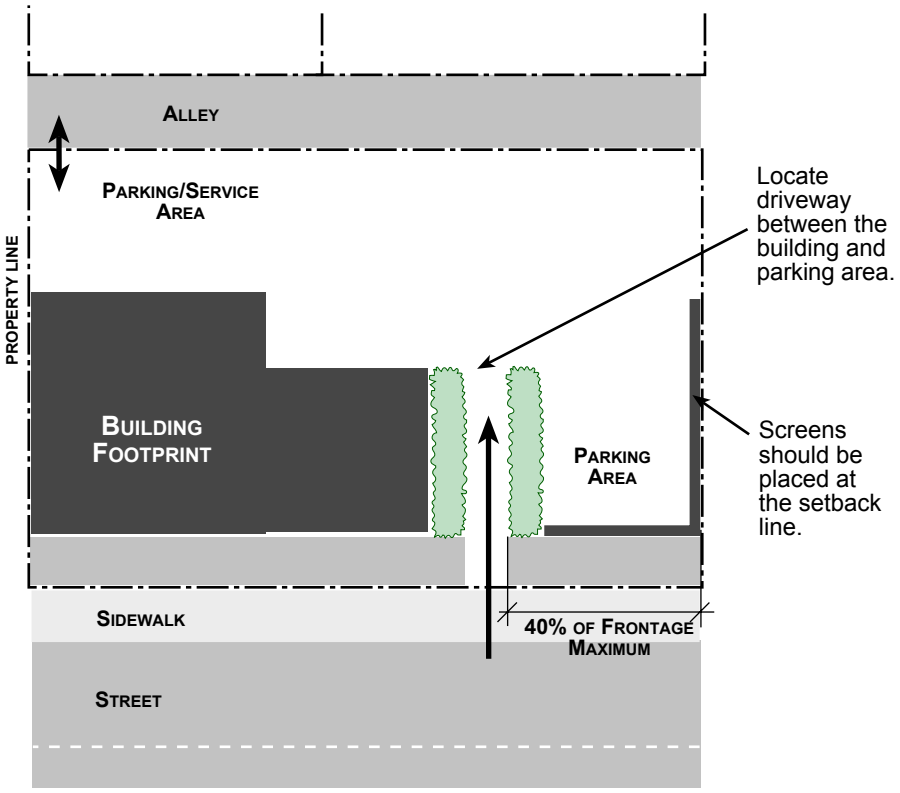
(1) Parking shall typically be provided in parking garages with limited numbers of common access points.

(2) On site parking (lots and structures) shall be located to the rear of the building for parcel widths less than 200 feet and accessed by alleyways wherever they exist.



Site Layout including driveway locations for parcels les than 200 feet in width.

(3) For parcel widths in excess of 200 feet, parking lots and structures may occupy up to 40% of the parcel's street frontage.



Site Layout including driveway locations for parcels more than 200 feet in width.

Pedestrian Access

(1) Pedestrian access may be directly from the street or via a courtyard having a significant frontage on a street.

(2) Pedestrian access through or beneath buildings is appropriate in this district and is encouraged.

Site Furniture

(1) Pedestrian amenities are encouraged, including benches, landscaped gathering areas, trash receptacles, etc. Design of improvements should be contemporary with traditional references.

Courtyards and Passages

(1) Courtyards and pedestrian passages are encouraged to facilitate pedestrian circulation and to provide resting and gathering places. Design of improvements should be contemporary with traditional references.

7.6.3 Architecture

Style

(1) Existing buildings should be restored/maintained in a style that reflects the original appearance of the building.

(2) This district should exhibit a modern "formalness" befitting government and judicial uses. Government buildings should exhibit a formal character through contemporary architectural forms. The architectural style of new buildings should have a contemporary appearance but utilize elements that complement the historic character of Riverside. New buildings should be contemporary using the signature buildings as a source of design inspiration.

Scale

(1) The portion of buildings and improvements with an orientation to pedestrian spaces should be at a pedestrian scale. Other parts of buildings, which do not include pedestrian spaces, may be high-rise.

Detailing

(1) Detailing of existing buildings should be accurate to the original style of the building. New buildings should use detailing reflective of the signature buildings in the district.

Roof Design

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

Colors and Materials

(1) Muted earth tones and traditional materials should prevail, with brighter colors limited to trim areas. The Bankruptcy Court is a good example of this approach.

7.6.4 Landscaping

Plant Types

(1) Plant types may be drawn from a broad plant palette, however, they should be types suitable for the climate and the exposure in which they are to be placed.

Scale

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

Relationship to Development

(1) Plantings in courtyards should be at a pedestrian scale, accenting and complementing building architecture.

(2) Plantings near taller building elements should be taller and/or larger in scale so as to relate to the view seen from a distance.

Hardscape

(1) Paved areas may draw from a broad range of materials, designs, and finishes that are complementary to the building architecture.

7.6.5 Signs

Style

(1) Contemporary designs that are low-key and complementary to the building's architecture are encouraged.

Scale

(1) Signing should be an accent to the architecture. The overall effect should be low key and proportional to the building. Signs at the first floor should be the smallest and most low key. Signs at the top of the building should be large enough to be seen from a distance.

Type

(1) Signs should be contemporary in nature. Acceptable types include channel letters, reverse channel letters, pegged-on metal letters, routed metal with push-through plastic letters. Plastic faced canister signs, wood signs, and painted signs are generally not appropriate.

7.6.6 Additional Design Standards and Guidelines

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