Chapter 10

Health Care District

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
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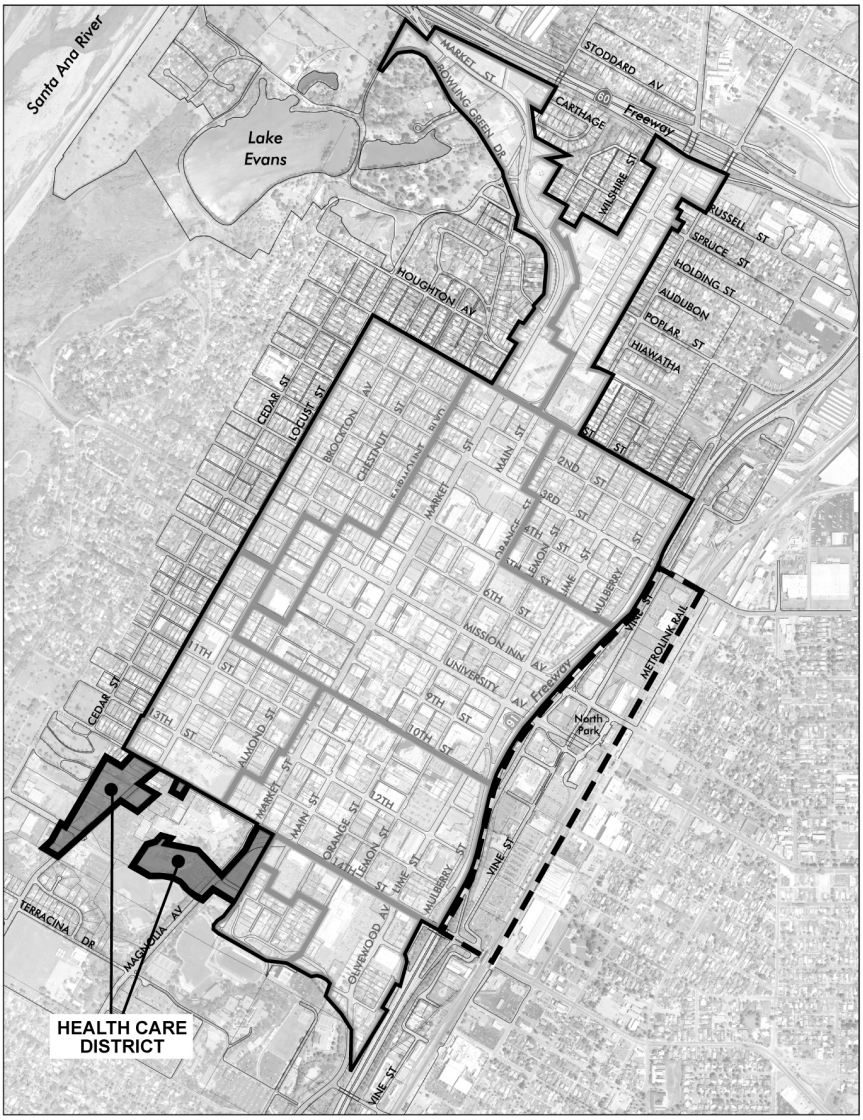

10.1 PURPOSE

The intent of the Health Care District is to create a major medical center to serve the City of Riverside by providing for the existing Riverside Community Hospital and medical related uses in this area of Downtown. A city designated landmark church is also located in this District and is allowed as a permitted use. Development in this District is intended to provide for expansion of medical and medical support uses in a manner that is compatible with the existing development, especially in terms of scale and building mass.

10.2 PERMITTED USES

The following uses are permitted in the Health Care District:

a) Medical and dental offices and laboratories.
b) Offices.
c) Parks and open spaces.
d) Pharmacies.
e) Temporary uses pursuant to the standards established in the Zoning Code and consistent with the purposes of this District.
f) Wireless communication facilities, pursuant to the Zoning Code.
g) Accessory uses, incidental and subordinate to the principal permitted use.
h) Other uses, not listed above, which are determined by the Planning Director to be similar to those listed above.
i) No more than ten percent of the total square footage of a development, not to exceed 10,000 square feet, may be devoted to the following incidental businesses that provide goods and services to employees on the premises:
1) Restaurants to serve primarily employees working and visitors to medical businesses on the premises.
j) Retail to serve primarily employees working and visitors to medical businesses on the premises that is 1,000 square feet or less in size.

10.3 CONDITIONALLY PERMITTED USES

The following uses are permitted in the Health Care District with a Minor Conditional Use Permit:

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

The following uses are permitted in the Health Care District with a Conditional Use Permit:

a) Child day care centers.
b) Clubs and lodges.
c) Expansion of nonconforming uses.
d) Hospitals.
e) Long-term care facilities.
f) Nonprofit family accommodations (i.e. Ronald McDonald House).
g) Parking structures and facilities with ground floor commercial and/or retail uses.
h) Places of worship.
i) Public uses not permitted as a matter of right.
j) Public utilities or installations.
k) Schools.
l) Wireless communication facilities, pursuant to the Zoning Code.

10.4 Prohibited Uses

The following uses are prohibited in the Health Care District:

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

10.5 Development Standards for the Health Care District

All property in the Health Care District shall be developed in accordance with the following standards:

10.5.1 Maximum Floor Area Ratio

The maximum floor area ratio for properties that are part of the Community Hospital campus shall be 4.0,. For all other properties in this district, the maximum floor area ratio shall be 2.0, 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 2.5.

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.	Floor area increased three times the square footage contained within the arcade or pergola.

10.5.2 Maximum Height

The maximum building height shall be 100 feet, except for the following:

(1) For parcels that have frontage on Brockton Avenue, the maximum building height shall be 45 feet to a depth of 100 feet from the Brockton Avenue frontage.

10.5.3 Minimum Lot Size

The minimum lot size for new parcels shall be 20,000 square feet.

10.5.4 Front Yard Setback

The minimum front yard setback shall be 15 feet. No parking is permitted in the front yard setback area. The setback area shall be landscaped or improved pursuant to the design standards set forth in Chapter 15 of this Plan. The front yard setback shall also apply to side and rear yards adjacent to a street.

10.5.5 Rear Yard Setback

The minimum rear yard setback shall be 15 feet.

10.5.6 Interior Side Yard Setback

The minimum interior side yard setback shall be 15 feet.

10.5.7 Parking

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

10.6 Design Standards and Guidelines for the Health Care District

10.6.1 District Character Defining Statement

The Health Care District contains a variety of building styles, including the Gothic style Presbyterian church, the contemporary glass and plaster Community Hospital wings (with elements dating from the 1960's and the 1990's), the Spanish style hospital wing, the 1990's contemporary Raincross Medical Group building, and a variety of nondescript low-rise commercial and office buildings. While it should be respected and protected for its beauty and historic value, the church is not a signature building in this district. Other than the church, the two most significant buildings in this district are the contemporary Community Hospital and the more residential referenced Raincross Medical Group building. Of these two buildings, the Medical Group building should serve as the primary reference building for future development in this district. As demand for medical services increases, it can be expected that the non-medical uses on both sides of Brockton Avenue will give way to medical clinics and laboratories of a similar size, scale, and street relationship as the Raincross Medical Group building.

Riverside Community Hospital, 1990's wing

Riverside Community Hospital, 1960's wing

Presbyterian Church on Magnolia Avenue

Raincross Medical Group (Brockton and Tesquequite Avenues)

10.6.2 Site Planning

Building Orientation

(1) Buildings should have a strong architectural orientation toward the street, with a green mantle of landscaping softening the street edge.

Setbacks

(1) Street frontages should be flanked by a moderate setback containing landscaping in a natural, flowing layout.

Vehicular Access and Parking

(1) Parking spaces should typically be provided in parking garages and surface lots with limited numbers of common access points.

Pedestrian Access

(1) Pedestrian access may be directly from the street, parking area, or via a courtyard having a street and/or parking lot orientation.
(2) Walkways (arcades, pergolas) should be provided to link buildings with the street, thus enhancing pedestrian access.

Site Furniture

(1) Pedestrian amenities are encouraged, including benches, landscaped gathering areas, trash receptacles, etc.
(2) 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.
(2) Design of improvements should be contemporary with traditional references.

10.6.3 Architecture

Style

(1) The predominant architectural style of new buildings should be in a similar genre to the residentially referenced Raincross Medical Group building.
(2) Entries should be articulated with canopies, awnings, skylights, or other roof forms such as towers. Entries may also be accentuated with detailing and special lighting features.

Scale

(1) Providing a comfortable environment for patients is the most important factor in determining building scale. Consequently, the buildings in this district should present a pedestrian scale at entries and street edges. Any higher rise elements should be stepped back.

Detailing

(1) Detailing should be understated, with residential references.

Roof Design

(1) While flat roof areas may be used, pitched roof elements should form an important part of all buildings.

Colors and Materials

(1) Rich earthtones and traditional materials should prevail, with brighter colors limited to trim areas.

10.6.4 Landscaping

Plant Types

(1) Drought tolerant plants which have an attractive appearance without formal pruning should be selected. Examples of shrub forms include Heavenly Bamboo, Oregon Grape, Lily of the Nile, and India Hawthorn. Examples of trees include Western Sycamore, Coast Live Oak, Ginkgo, and Lemon Scented Eucalyptus.

Scale

(1) Pedestrian scale plantings should prevail in courtyards and walkways. Larger scale plantings should be used along street setbacks and vehicular entrances.

Relationship to Development

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

(2) Plantings elsewhere should be taller and/or larger in scale to relate to the view seen from a distance.

Hardscape

(1) Paved areas can draw from a broad range of materials, designs, and finishes that are complementary to the building architecture. Residentially referenced pavers and concrete finishes are encouraged in pedestrian areas.

10.6.5 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.

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.

10.6.6 Additional Design Standards and Guidelines

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