

ARTICLE 10A

DOWNTOWN ZONE (DC)

Downtown Zone is intended to serve as a central shopping district for the convenience of the city subject to the provisions of the City of San Jacinto Main Street Heritage Design Guidelines.

USES PERMITTED

Notwithstanding other provisions contained elsewhere, no existing residential structure in this zone may be converted to any more intensive residential use.

All sales and storage shall be conducted within a totally enclosed building constructed in conformity with the Building Regulations of the city excepting, however, that certain outdoor downtown commercial developments, such as restaurants with eating pavilions may be permitted when site plans for said development and the relationship to the total plan of the downtown commercial district have been submitted to and have been approved by the Planning Director.

No building or structure or land shall be used, and no building or structure shall be designed, erected, structurally altered or enlarged except for the following purposes:

Permitted Uses

Antique Shops	Governmental Offices
Apparel & Clothing Stores	Hardware Stores
Art, Photographic Studios, Galleries, Schools, Supply Stores and Repair	Health Food Stores
Athletic, Aerobic and Health Gyms and Weight Reducing Clinics	Hearing Aids
Bakeries (retail only)	Hobby and Craft Shops
Banks, Savings & Loans, Financial Institutions	Hotels/Motels
Barber and Beauty Shops	Ice Cream and Yogurt Shops/Soda Fountains
Bed and Breakfast	Insurance Agents, Brokers, and Services
Bicycle Shops and Rentals	Interior Decorating Shops
Blueprint and Photocopy Services	Jewelry Stores
Book, Gift, Stationary, Newspaper Shops	Laboratories (including film, medical, and dental)
Bridal Shops/Tuxedo & Costume Rentals	Legal Services
Butcher Shop	Lithographic Service
Camera Shop (including processing)	Locksmith Stores
Candy and Confectioneries	Luggage and Leather Goods
Catalog Stores	Mail Order Businesses
Check Cashing Services	Mail Services, P.O. Boxes for Rent

China and Glassware Shops	Medical/Dental Offices and Related Health Services
Coin & Stamp Dealers	Message Centers and P.O. Boxes
Computers & Video Equipment	Music, Dance, and Exercise Schools, Stores & Studios
Convenience Stores (Without off-sale beer and wine)	Newsstand
Delicatessens & Sandwich Shops	Office, Business Machine Sales
Dispensing Opticians	Pet Shops
Drug Stores and Pharmacies	Phonographic Studios
Dry Cleaning & Laundry	Picture Framing Shops
Electrolysis	Post Office
Fabric Stores	Professional Offices, architect, lawyer, engineer, interior
Farmers Markets	Radio and TV Stores
Florist Shops	Realtors and Real Estate Offices
Food/Grocery Stores & Markets (without sale of Beer and Wine)	Record, Tape, & Video Stores (including rental)
Furniture and Home Furnishings Stores	Religious Materials Store
Gift, Novelty, Souvenirs	Restaurants (without alcohol sales or beer and wine)
Tailor Shops	Tobacco Shops
Tanning Salons	Toy Stores
Telephone & Communications Stores	Travel Agencies and Bureaus
Ticket Agency/Entertainment	

CONDITIONAL USES

The following are permitted conditional uses in the Downtown Overlay Zone when approved by the Planning Commission providing approval is obtained pursuant to Article 17.

Parking Lots/Garages
Restaurants (sit down): <ul style="list-style-type: none"> a) With entertainment and / or serving of alcoholic beverages b) Incidental serving of beer and wine (without a cocktail lounge, bar, entertainment, or dancing) Bar area and Cocktail lounge not to exceed 20% of total floor area. <p><i>Hours of operation and additional performance standards may be established by the Planning Commission at a public hearing.</i></p>
Mixed Use
Game Arcades
Movie Theaters and Performing Arts Theaters
Multi Fam./ Condominiums/Apts. 12 du's/ ac. Max.
Fraternal Organization and lodges
Convenience Stores (With off-sale beer and wine) and/or (fuel sales)
Liquor Stores

Specific Prohibited Uses

Auto Repair Shops
Bars and Cocktail Lounges (Unless incidental to food sales as mentioned above)
Dance Halls, Discotheques, & Night Clubs

HEIGHT REGULATIONS

No building or structure in the Overlay zone shall be more than forty-five (45) feet in height.

MAXIMUM LOT COVERAGE

100% maximum lot coverage if public parking is available.

LOT AREA

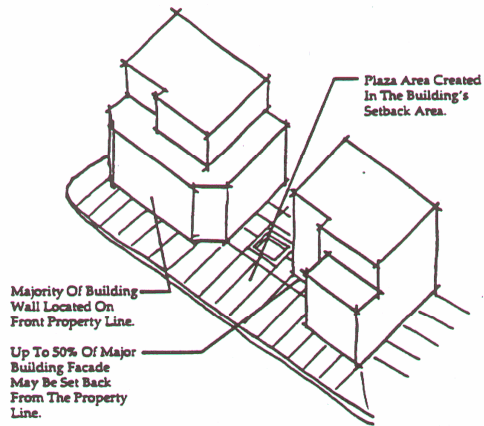
Each lot in the Downtown Overlay Zone shall have a minimum lot area of 3,500 sq. ft. or may not exceed 12,000 sq. ft. except lots existing on the effective date of this Article.

LOT WIDTH

Each lot in the Downtown Overlay Zone, created after the effective date of this Article shall have a minimum lot width of not less than fifty (50) feet.

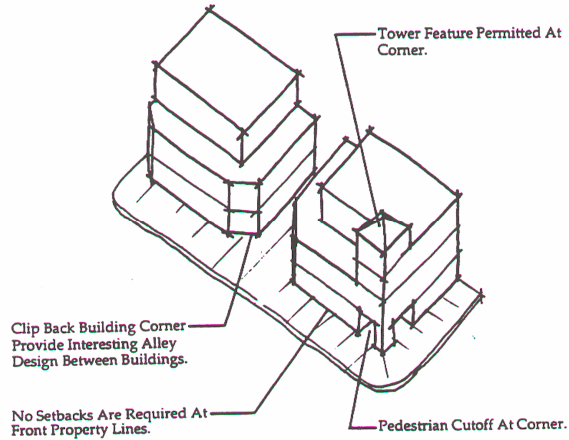
SETBACKS

1. The first two floors of any building in the Overlay Area must be built to the property line.
2. Pedestal buildings (buildings with the first floor set back from the front property line while upper floors project out to the front property line) are prohibited.
3. Awnings, trellises and other accessory building structures that are relatively open and do not restrict pedestrian or vehicular movement may project



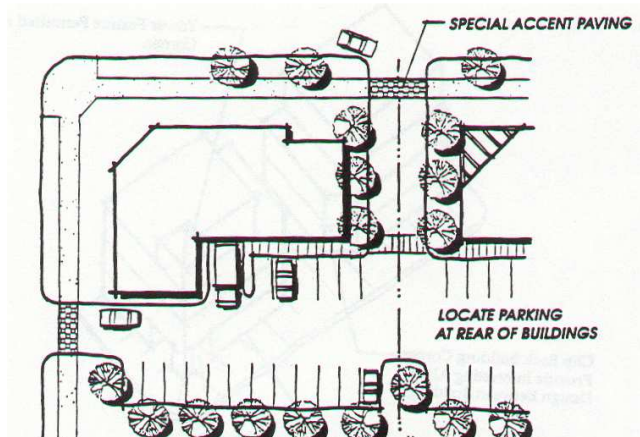
into front right-of-way. Permanent buildings canopies are not including in this category.

- Any building located at a corner intersection shall incorporate architectural features at the ground floor which emphasize the importance of pedestrian movement. These features may include building cut-offs, walk-through covered arcades, trellis structures, and other elements which focus visual interest on the corners.
- Where appropriate, new buildings must set back their corners at intersections to create pedestrian plazas as well as improve visual sight lines for vehicles. The corner setback minimum dimension shall be 10' from the corner.



PARKING OREINTATION

- Parking lots and structures shall be located as much as possible to the rear of buildings.
- Locating parking lots between the front property line and the primary building storefront / entry is specifically prohibited.
- Vehicular entry points to parking lots shall receive special paving accents where the drive crosses the public sidewalk.
- Off-street parking facilities shall be designed so that a car within the facility will



not have to enter a street to move from one location to any other location within the same parking facility.

LIMITATIONS ON PERMITTED USES

1. Enclosed uses. All uses in the Downtown Overlay Zone shall be conducted wholly within an enclosed building except for uses customarily conducted in the open.
2. Lighting. All outdoor lighting shall be constructed, operated and maintained so as to eliminate any interference with or nuisance to any adjacent "R" zoned properties and/or any street right-of-way which will cause a public nuisance.
3. Vacant Land. All vacant land on the lot or parcel of land and the parkway area or land used in conjunction with permitted uses on such properties shall be surfaced, landscaped or otherwise maintained in a clean, dust-free and orderly manner.
4. Storage and Trash. Outdoor storage or sales area, when permitted, and all trash, rubbish or garbage receptacles or containers which are located in a direct line of vision from any portion of adjacent "R" zoned properties or public street or highway shall be enclosed, screened or be separated from such "R" zoned properties by a suitable view-obscuring fence or wall not less than six (6) feet in height measured from the finished grade of such surface yard. No outdoor storage shall be permitted to extend above the height of such fence or wall.
5. Mechanical Devices. All mechanical heating, air conditioning, refrigeration or similar devices, maintained and operated on the exterior of buildings located in the Downtown Overlay zone shall be designed, installed, operated and maintained in such manner as to eliminate unsightliness, noise, smoke, dust, etc. which would otherwise cause an interference with adjacent "R" zoned properties.

SITE PLAN REVIEW

A site plan shall be required prior to the issuance of a building permit or a certificate of occupancy, if no building permit is required, for all unit developments and for the development of any Downtown Overlay Zoned Property which is required to comply with the special development standards hereinabove set forth.