

**IV. LAND USE AND URBAN DEVELOPMENT STANDARDS – DOWNTOWN CORE AND DOWNTOWN CORE/HOTEL OVERLAY DISTRICT**

**vi. Allowable Building Types and Building Height**

The table below outlines the allowable building types and building heights in the Downtown Core and Downtown Core/Hotel Overlay district. Additional standards related to Building Types are addressed in Section E of this chapter and shall be applied to all projects in the Downtown Core and Downtown Core/Hotel Overlay district. Sections V.B and V.C of the Design Guidelines Chapter, also discuss basic building forms and the architectural character that is required to reflect the historical context of Old Town Temecula and shall be applied to all building constructed in the Downtown Core and Downtown Core/Hotel Overlay district. The Design Guidelines contained in Chapter V shall be used in concert with the urban standards contained in this chapter.

<b>Building Type<sup>1</sup></b>	<b>Permitted</b>	<b>Not Permitted</b>	<b>Allowable Building Height (max. feet/ stories)<sup>2,3</sup></b>
Rowhouse	X		<del>50</del> 55 feet maximum height in 4 stories
Courtyard Building	X		<del>50</del> 55 feet maximum height in 3 stories; but up to <del>50</del> 55 feet in four stories allowed when at least one level is residential, or when one level is office and parking is provided.
Commercial Block	X		<del>50</del> 55 feet maximum height in 3 stories; but up to <del>50</del> 55 feet in four stories when at least one level is residential, or when one level is office and parking is provided.
Detached House		X	N/A
Duplex, Tri-plex, Quad-plex		X	N/A
Bungalow Courtyard		X	N/A

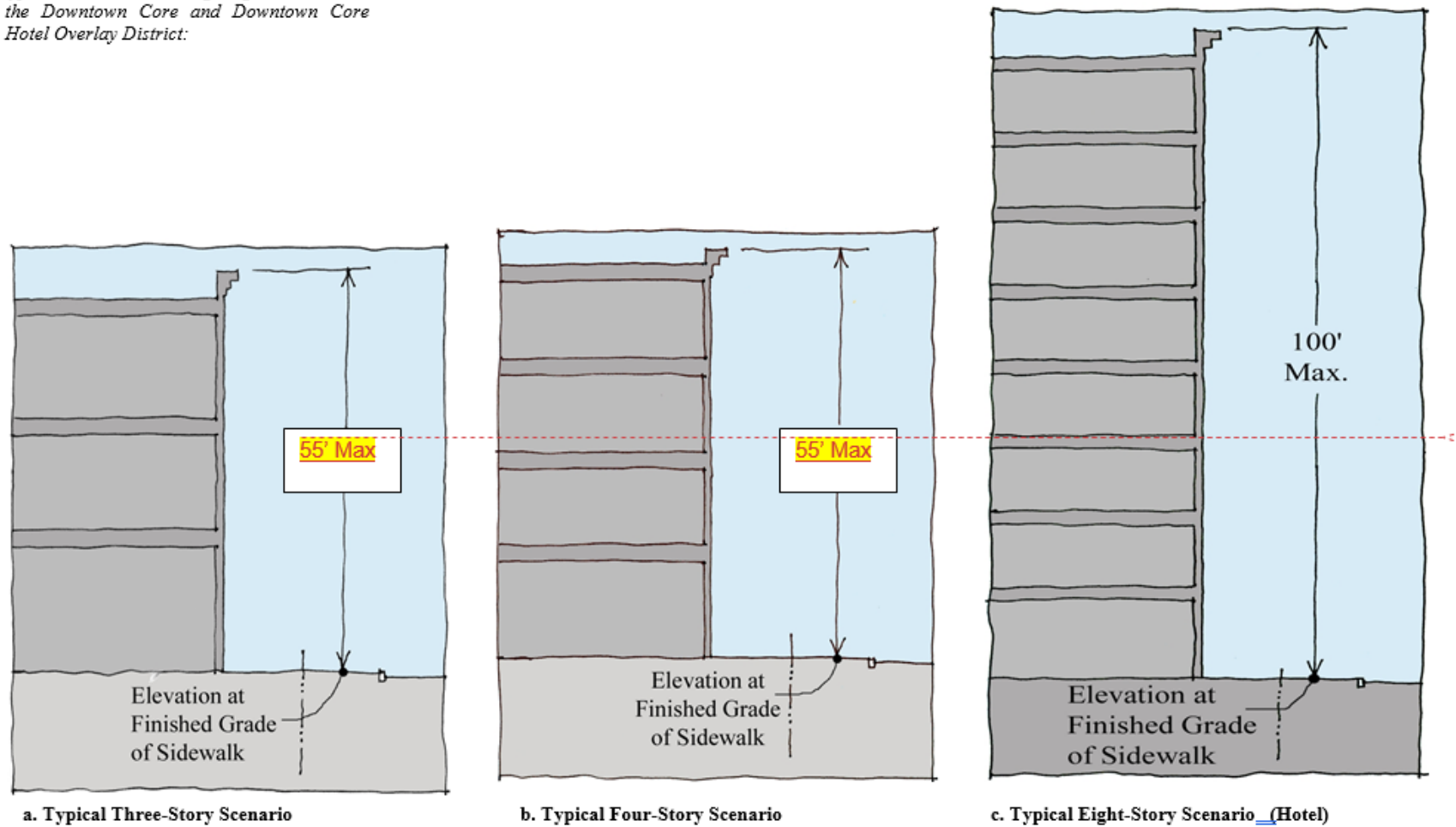
<sup>1</sup> Building Type and Building Frontage Standards shall be applied as required in Section E and F of this chapter.

<sup>2</sup> Allowable Building Height in the *Hotel Overlay* is eight stories equivalent to no more than 100 feet to allow by right a full service boutique hotel with food service and conference facilities.

<sup>3</sup> Buildings adjacent to a designated historic structure that share a street frontage shall not be constructed more than one story or 25 feet higher than the historic structure, in the adjacent 25 feet of frontage.

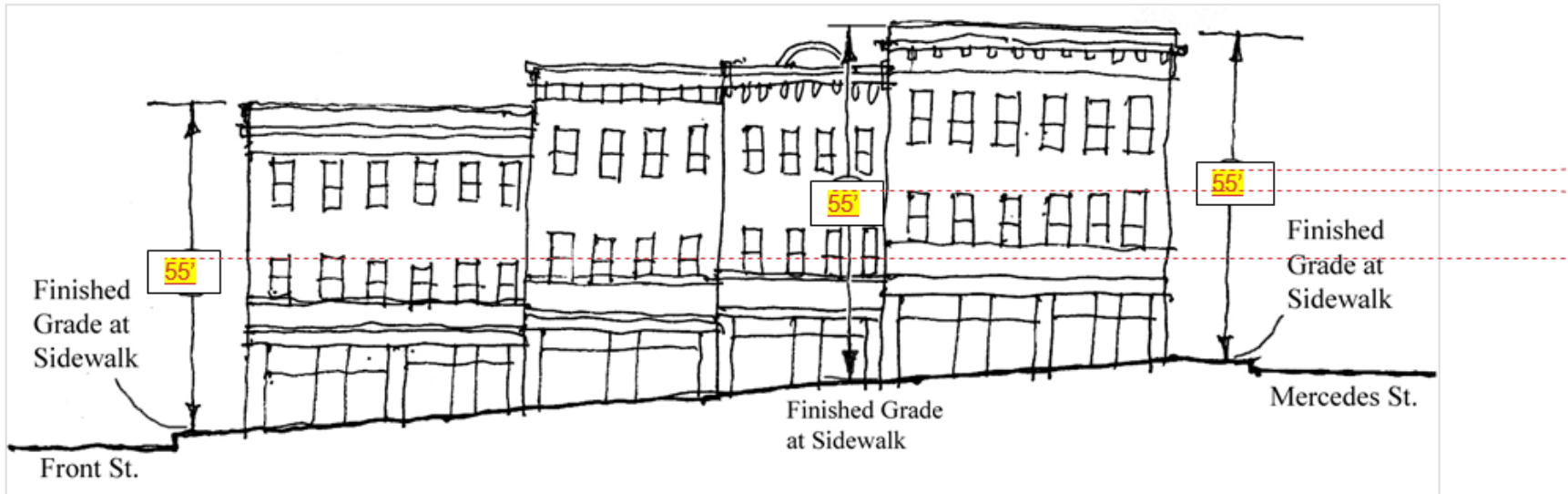
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*Figures IV-6a, b, c: Conceptual sketches of typical allowable building height scenarios in the Downtown Core and Downtown Core Hotel Overlay District:*



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*IV-6 d: Conceptual sketch of allowable building height (typical) in relationship to the finished grade of the sidewalk when the building facades are located on a slope.*



## IV. LAND USE AND URBAN DEVELOPMENT STANDARDS

### F. BUILDING FRONTAGE STANDARDS

This section identifies the seven frontage types that are allowed within the Old Town Specific Plan area. Each frontage type is subject to the Urban Standards and requirements for each zoning district as outlined in Section IV.D (Urban Standards) of this chapter. The frontage types allowed in Old Town are as follows and are organized and discussed in more detail in the following section:

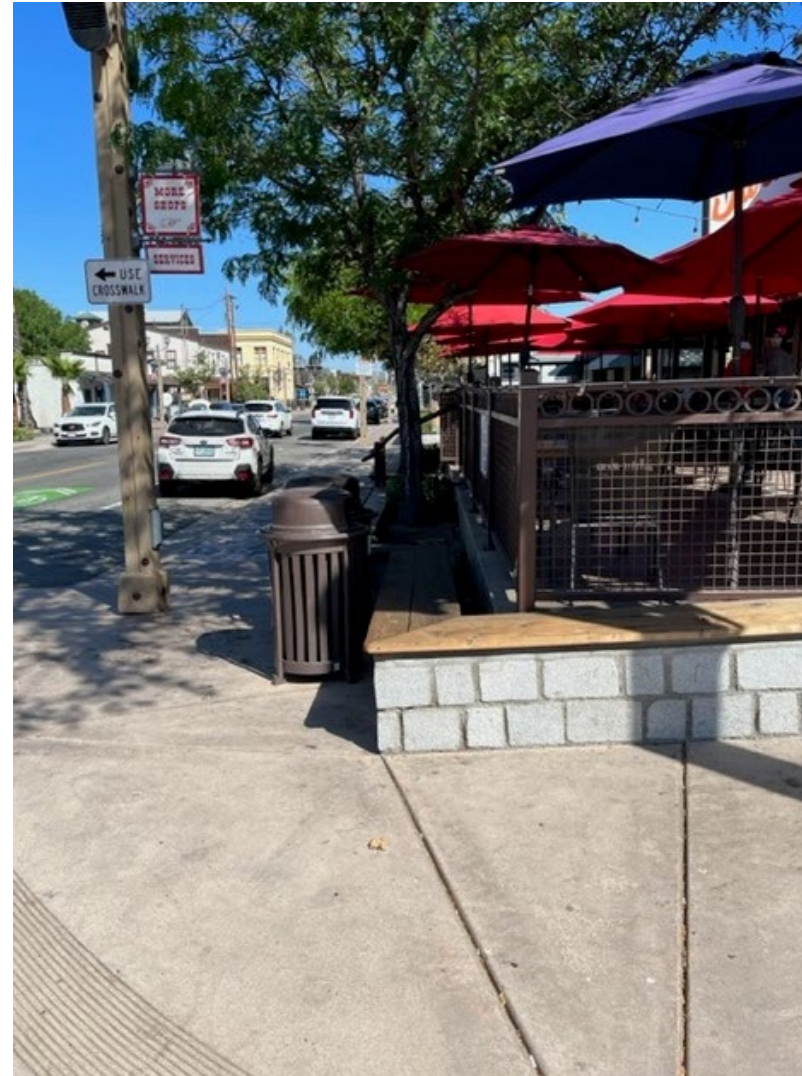
- Shopfront
- Arcade
- Gallery
- Two-Story Gallery
- Forecourt
- Stoop
- Porch
- **Raised Commercial Porch**

Additionally, this section includes a discussion of, and provides specific requirements and standards for, all commercial ground floor facades regardless of frontage type.

## IV. LAND USE AND URBAN DEVELOPMENT STANDARDS

### h. Raised Commercial Porch

A Raised Commercial Front Porch type is for commercial building types that have a raised first floor porch and entry. Exterior stairs and a raised porch provide access to the commercial uses. The porch landing is positioned at the build-to-line, and the stairs and pedestrian pathway to the Porch extend into the area between the Porch landing and the property line (the "Frontage Zone"). The exterior stairs may be perpendicular and/or parallel to the sidewalk. The Porch may incorporate all elevations facing the public right-of-way. Porch material finish shall be architecturally compatible with the structure. The elevation of the Porch shall be no more than 24 inches above the adjoining sidewalk.



## IV. LAND USE AND URBAN DEVELOPMENT STANDARDS

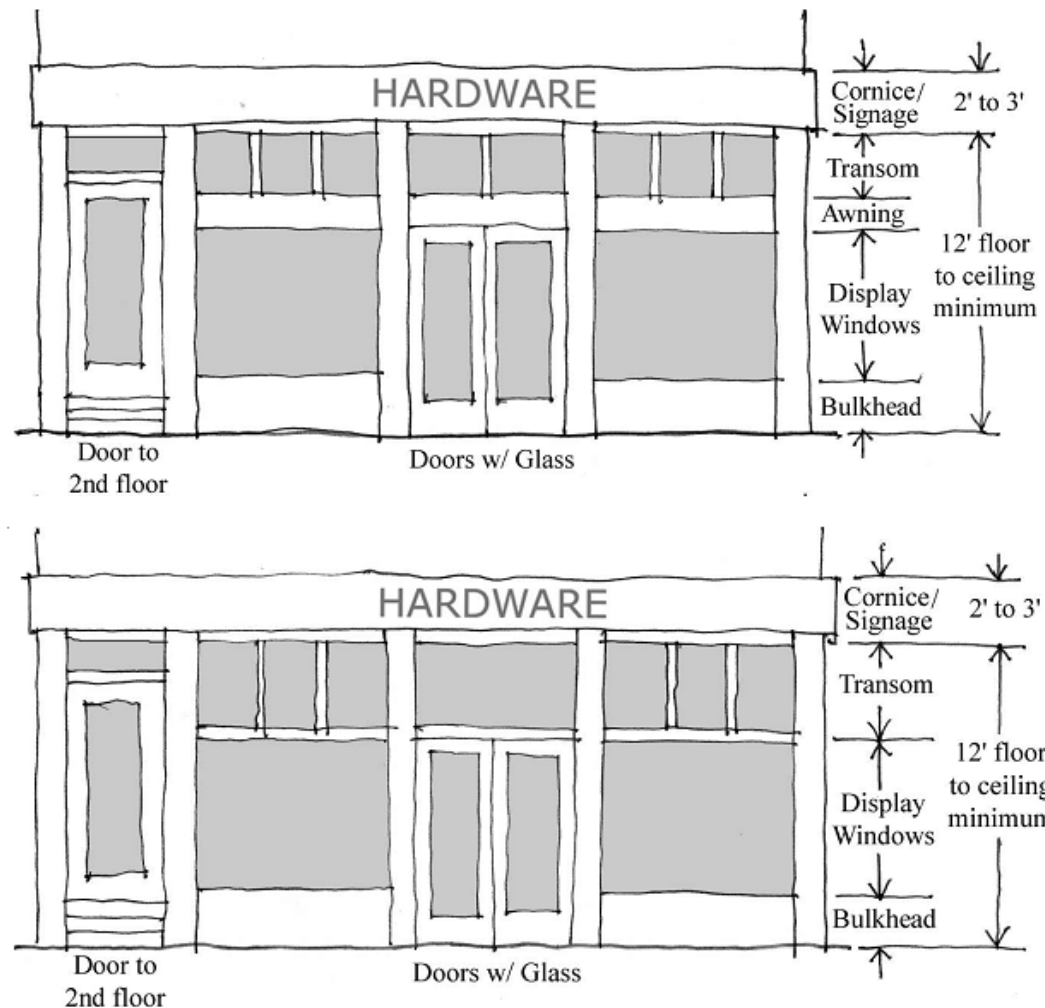
### 2. General Requirements for Commercial Ground Floor Façades

Except for historic structures or legal nonconforming structures, all commercial ground floor façades, regardless of frontage type, are subject to the following general requirements:

- i. A minimum of 75 percent of the ground floor shop front façade shall be windows.
- ii. All windows shall be recessed no less than two inches. All ground floor windows shall be framed with molding no less than two inches wide.
- iii. Entry doors may be recessed a maximum of six feet to create an exterior entry-way.
- iv. Aluminum shop front or spandrel panels are not permitted materials **for the bulkhead commercial ground floor façades**.
- v. Awnings may only provide shade along the building frontage and shall not cover the entire façade.

*Figure IV-56a (above): Shopfront with a taller band above the display windows to accommodate an awning.*

*Figure IV-56b (below): Shopfront façade similar to above, but without an awning band above the display windows.*



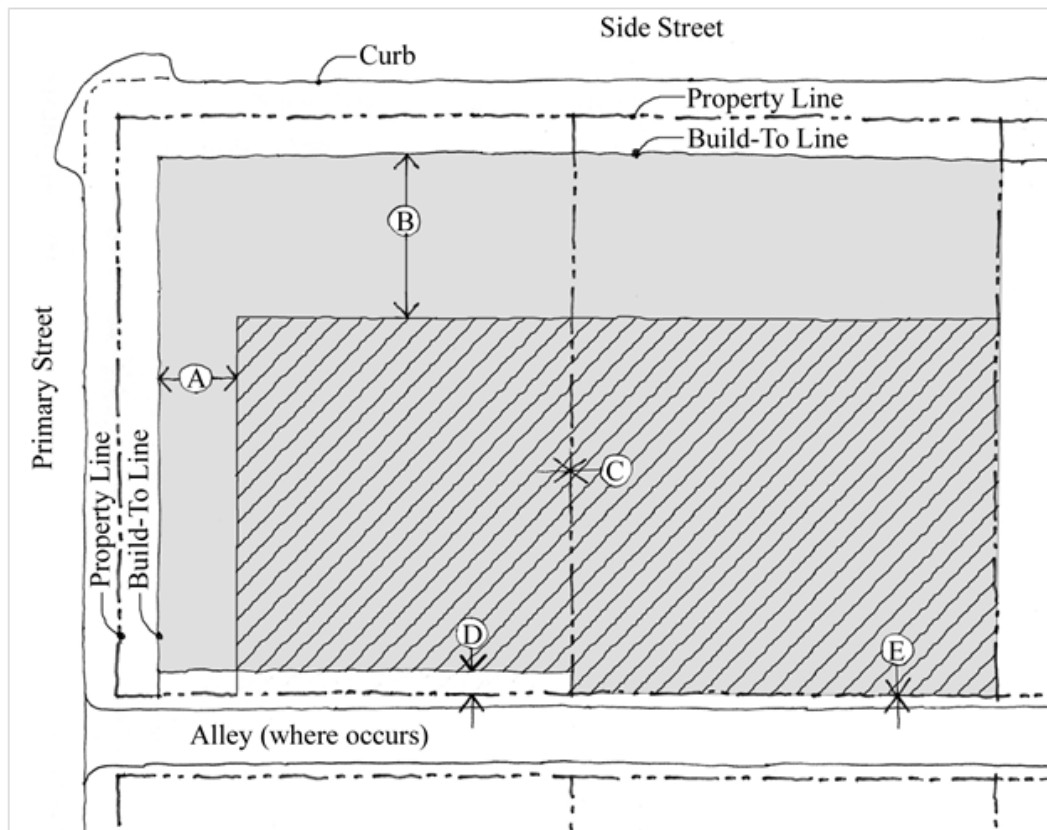
**IV. LAND USE AND URBAN DEVELOPMENT STANDARDS – DOWNTOWN CORE AND DOWNTOWN CORE/HOTEL OVERLAY DISTRICT**

**iii. Allowable Parking Placement**

Parking and loading facilities within the Downtown Core and Downtown Core/Hotel Overlay district shall be placed on the site in accordance with the following requirements:

Table IV-5: Parking Placement in the Downtown Core and Downtown Core/Hotel Overlay District (typical lot)		
Parking Facility Setback (behind build-to line):	Surface parking, tuck under parking, alley loaded parking, structured garage parking, podium parking:	Subterranean:
A. Front Yard Setback (primary street frontage and/or Murrieta Creek)	20 feet from the build-to line along the primary street frontage; 50 feet is recommended:	0 feet from property line
B. Side Street Setback (secondary street frontage on corner lot)	20 feet minimum from the build-to line along the secondary street frontage; 50 feet is recommended:	0 feet from property line
C. Side Yard Setback	0 feet from property line	0 feet from property line
D. Rear Yard Setback (no alley)	5 feet from property line	0 feet from property line
E. Alley Rear Yard Setback	0 feet from property line	0 feet from property line

Figure IV-4: Allowable parking placement in the DTC and DTC/HO district for lots without Murrieta Creek frontage.



All parking structure upper stories may be built to the build-to line.

Parking setbacks apply to the parking level adjacent to the sidewalk.

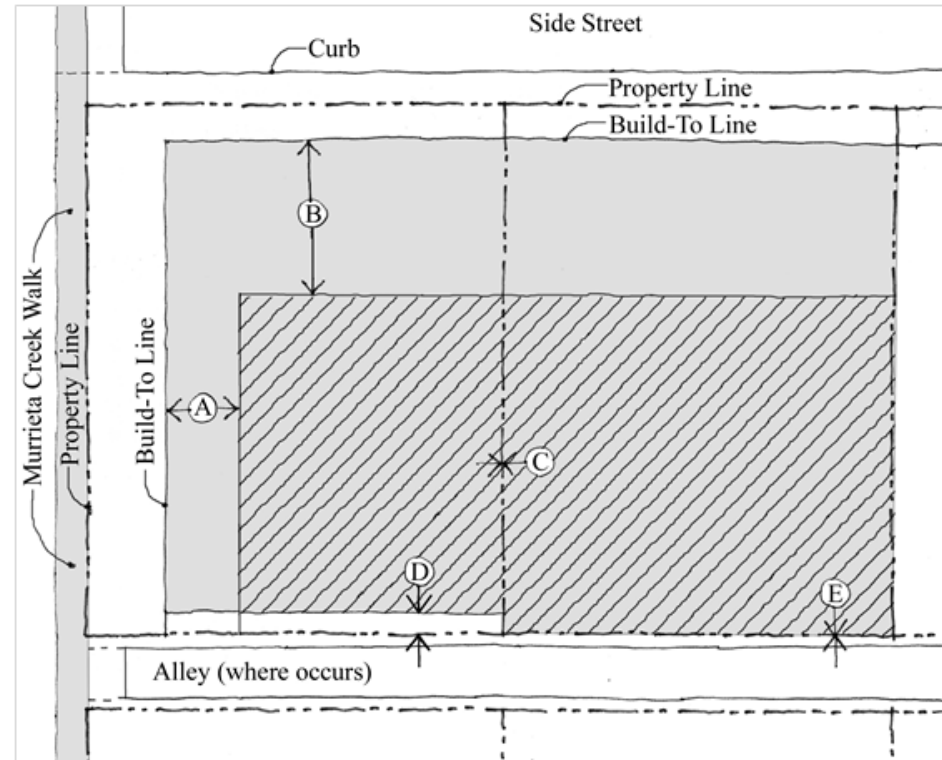
When individual detached garages are provided for any building type they shall be located at the rear 25 percent of the site and screened from the street.

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**Table IV-6:  
Parking Placement in the Downtown Core and Downtown Core/Hotel Overlay District (lots with Murrieta Creek frontage)**

Parking Facility Setback (behind build-to line):	Surface, tuck under, alley loaded, structured garage parking, and podium parking:	Subterranean:
<b>A. Front Yard Setback</b> (primary street frontage and/or Murrieta Creek)	20 feet from the build-to line along the primary street frontage; 50 feet is recommended	0 feet from the build-to line
<b>B. Side Street Setback</b> (secondary street frontage on corner lot)	20 feet minimum from the build-to line along the secondary street frontage; 50 feet is recommended	0 feet from the build-to line
<b>C. Side Yard Setback</b>	0 feet from property line	0 feet from property line
<b>D. Rear Yard Setback</b> (no alley)	5 feet from property line	0 feet from property line
<b>E. Alley Rear Yard Setback</b>	0 feet from property line	0 feet from property line

Figure IV-5: Allowable parking placement in the DTC and DTC/HO district for lots with Murrieta Creek frontage.



All parking structure upper stories may be built to the build-to line.

Parking setbacks apply to the parking level adjacent to the sidewalk.

When individual detached garages are provided for any building type they shall be located at the rear 25 percent of the site and screened from the street.



## V. DESIGN GUIDELINES

### C. ARCHITECTURAL DESIGN GUIDELINES

The architectural design guidelines for Old Town are organized into four topics: building form, frontage type, architectural style, and materials. While architectural principles are defined, variety and individual expression within this framework are encouraged. The community desires a character of architecture and streetscape reflecting Temecula Valley's history, natural landscape and climate.

#### 1. Building Form

By 1930, the buildings on Main Street provided clear and well-defined edges to the public realm. The building facades were all positioned on the build-to line, and the building forms were strong, simple

volumes. Variety on street edges was created through the use of various frontage types (galleries, arcades, etc.). Future buildings in Old Town are encouraged to reinforce this historic pattern through the use of simple and clear building massing, enlivened with various frontage types. Building facades that exceed 50 linear feet should incorporate varying architectural expression, character, and rooflines so as to appear to be made up of various smaller building facades.

Figure V-26 illustrates some common examples of two, three and four-story building forms that are encouraged in Old Town. The heavy dashed line is the build-to line on which the façade must be positioned, the heavy solid line is the property line, and the double thin lines represent the curb. The 10-foot wide public sidewalk lies between the property line and the curb, and the 10-foot extension of the sidewalk onto private land lies

between the property line and the build-to line. Galleries, arcades, awnings, canopies, signage, etc. are located within the 10 feet between the property line and the facade.

The realm of the streets is the primary public asset in Old Town. The goals for this public realm include clearly defined street edges, architecture with character, and a lively and interesting pedestrian experience. While the private needs of tenants are met within the interior spaces, the public responsibility is to contribute to a clearly defined street providing a pleasant pedestrian experience. The following section focuses on frontage types that may be combined with simple building forms to achieve these goals for the public realm.

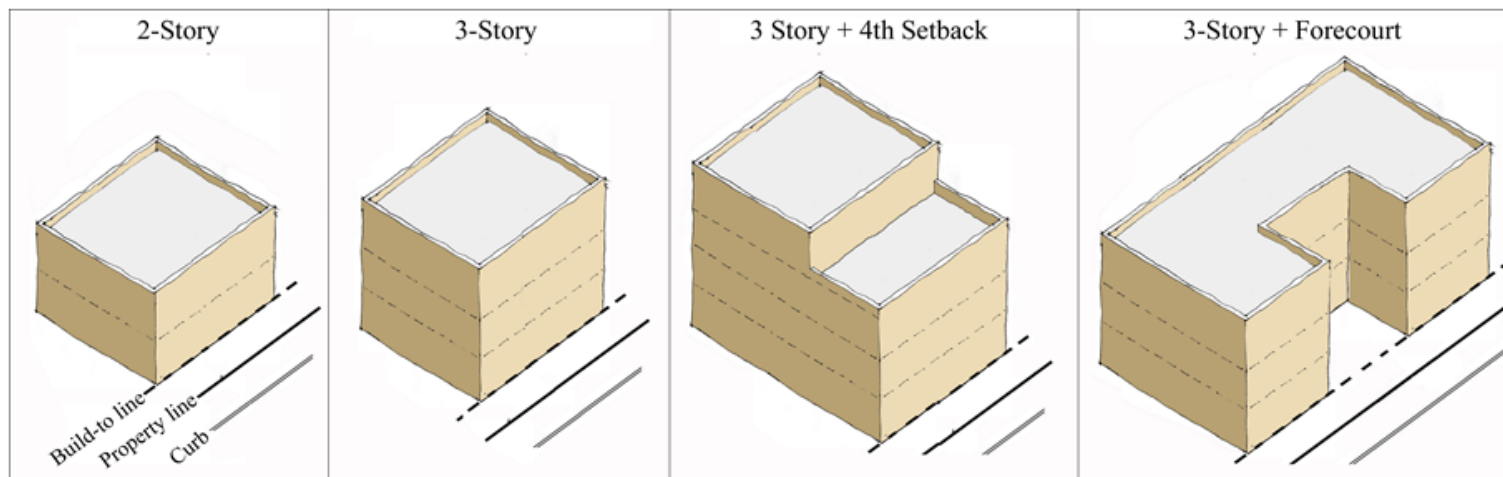


Figure V-26: Examples of permitted building forms in Old Town.

f. Gates that are used in conjunction with the fencing should be of similar color and material as the fencing and should incorporate appropriate hardware to meet Building and Fire code requirements.

g. The construction of decorative accent brick or stone pilasters between stretches of fencing is recommended to add interest and variety to the outdoor dining or sidewalk café area. This is especially encouraged when the pilasters may be able to appropriately tie in building materials that have been used on the primary structure.

h. One pilaster is recommended for every 8 linear feet of fencing.

i. The minimum fence height is 36" when alcoholic beverages will be served within the outdoor dining/sidewalk café area. It is encouraged that all fencing in Old Town be between the heights of 36" and 42".

j. Fencing and gates should be able to withstand outdoor use and be continually maintained in good condition, repair and quality at all times.



Figure V-122: Example of fencing and landscaping.

**k. Requirements for Fencing not associated with dining can be found in Section L.**

**4. Landscape Treatment Guidelines**

a. The use of potted plants, flower boxes, and hanging plants are encouraged to soften outdoor dining and sidewalk cafes in Old Town.

b. The incorporation of potted landscaping and/or landscape planters into the masonry walls/pilasters of an outdoor dining or sidewalk café area is encouraged. Flower boxes are encouraged to be used in combination with barrier fencing.

c. If a solid masonry wall is utilized as the barrier to delineate an outdoor dining or sidewalk café area, it should be softened with climbing vines or other landscape materials.



Figure V-123: Example of landscape planter boxes used as fencing.



Figure V-124 (above): Examples of landscape treatments that may be appropriate to soften outdoor eating areas or sidewalk cafes.

## V. DESIGN GUIDELINES

### L. FENCING NOT ASSOCIATED WITH DINING

- a. Appropriate fencing materials for commercial projects include, but are not limited to, decorative wrought iron, tubular steel, natural wood or materials that resemble natural wood, decorative masonry and landscape planter boxes. Fences should be decorative in nature and enhance the built environment. Other materials may be considered and approved by the Director of Planning on a case-by-case basis, dependent upon the architectural compatibility, overall design and appearance of the fencing materials.
- b. All proposed fencing shall require the review and approval of a Modification Application and any appropriate building permits.
- c. One pilaster is required for every 8 linear feet of fencing.
- d. All fencing in the Downtown Core shall be between 36" and 42". Fencing in the Residential/Limited Mixed Use and Neighborhood Residential Districts shall be between 36" and 42" and no higher than 6 feet.
- e. Fencing and gates shall be able to withstand outdoor use and shall be continually maintained in good condition, repair, and quality at all times.
- f. Chain link fencing material is not permitted.

### III. ADMINISTRATION AND HISTORIC PRESERVATION

standards and design guidelines contained Chapter IV and Chapter V of this Specific Plan.

#### F. RELATIONSHIP TO OTHER REGULATIONS

All construction and development within the Old Town Specific Plan area shall comply with the applicable provisions of the California Building Code and with the various related mechanical, electrical, and plumbing codes, and with the Fire Code. In case a conflict arises between the provisions of the building and fire codes and this Specific Plan, the building and fire codes shall prevail.

#### G. NON- CONFORMING USES AND STRUCTURES

Where, at the time of passage of this Specific Plan, a lawful use of land or structure exists which would not be permitted by the regulations imposed by this Specific Plan, such use or structure may be continued indefinitely unless one of the following occurs:

- If the non-conforming use vacates the property and the non-conforming use is not re-established within one year, the use shall not be re-established.
  - If the non-conforming use voluntarily vacates the property for any reason after the year 2013, then the non-conforming use shall not be re-established.
  - If more than 50% of the non-conforming structure is damaged or destroyed, the structure shall not be re-established.
  - If more than 25%, but less than 50% of the non-conforming structure is damaged or destroyed, the structure may be replaced if the exterior of the repaired structure substantially conforms to the approved urban architectural
- Existing detached **single-family** residences in the Neighborhood Residential (NR) and **Residential/Limited Mixed Use (R/LMU) Districts** are not subject to the requirements above and may be expanded subject to the approval of the Director of Planning.

## IV. LAND USE AND DEVELOPMENT STANDARDS

### a. Utilities

i. There shall be no above ground utilities permitted to be located within the 20-foot public alleyway.

ii. There shall be no landscaping within the 20 foot public alleyway, however landscaping may be provided along the building façade adjacent to an alley on private property.

iii. Utilities shall be placed underground within the public alleyways in Old Town unless proven infeasible by the utility.

iv. Utilities should shall be placed in compliance with the Utility and Infrastructure Design Guidelines contained in Section V.K of this Specific Plan.

v. Above ground utilities should shall be placed on private property adjacent to the public alleyway within parking areas, landscape planters, building “notch outs,” or utility rooms as to not encroach or obstruct the required 20 foot public alleyway.

vi. All required utility easements shall be obtained and recorded as a condition of approval for development.

vii. Buildings that are constructed adjacent to the public alleyways in Old Town shall be designed to accommodate trash pickup from the public alleyways whenever feasible. The location of trash enclosures shall be considered in a building’s design in order to accommodate adequate access for waste disposal trucks.

viii. The construction of a concrete stress pad shall be required within an alleyway when the location of the trash enclosure dictates that trash trucks access the alleyway on a regular basis.



*Figure IV-109: Example of an urban alley.*

#### IV. LAND USE AND URBAN DEVELOPMENT STANDARDS

TABLE IV-1: LAND USE MATRIX			
LIST OF USES	Residential-Limited Mixed-Use (R/LMU)	Downtown Core (DTC)/ Downtown Core-Hotel Overlay (DTC/HO)	Neighborhood Residential (NR)
Adult Entertainment Businesses	-	-	-
Alcoholic Beverage Sales	C <sup>H</sup>	C <sup>H</sup>	-
Art Studio with or without a gallery	P <sup>1</sup>	P <sup>1</sup>	-
Bar, Cocktail Lounge	C <sup>1</sup>	C	-
Beer Tasting Establishment	C <sup>H</sup>	C <sup>H</sup>	-
Bed and Breakfast	C	-	C
Community Care Facility (6 or Fewer)	-	-	P
Community Care Facility (7 to 14)	-	-	C
Day Care/Preschool	C <sup>1</sup>	C <sup>2</sup>	-
Day Spa - (Full Service)	P <sup>3</sup>	P	-
Drive-thru Businesses (includes eating establishments and banks)	-	-	-
Escape Rooms	C	C	-
Farmers Market	C	C	-
Health and fitness, dance, martial arts studio	P <sup>1</sup>	P <sup>3</sup>	-
Home Occupation	P	P	P
Cigar/Hookah Club (private membership only)	C	C	-
Hotel	P <sup>3</sup>	P <sup>4</sup>	-
Entertainment	See Municipal Code <sup>5, 14</sup>	See Municipal Code <sup>5, 14</sup>	-
Massage Facilities	-	-	-
Museum	-	P	-
Neighborhood market, grocery store	P <sup>1</sup>	P	-
Office-Administrative/Professional/Medical	P <sup>1,2</sup>	P <sup>2</sup>	-
Performing Arts	-	P	-
Personal Services	P <sup>1</sup>	P <sup>2</sup>	-
Residential - Attached	P	P <sup>6</sup>	P
Residential - Detached	-	-	P
Residential - Live/Work	C	C	C
Restaurant without Alcohol	P <sup>2</sup>	P <sup>1</sup>	-
Restaurant with Beer and Wine	P <sup>2</sup>	P <sup>1</sup>	-
Restaurant with Beer, Wine, and Distilled Spirits	C	C	-
Restaurant with Entertainment (not including dancing)	See Municipal Code <sup>5, 14</sup>	See Municipal Code <sup>5, 14</sup>	-
Restaurant with Entertainment and/or Dancing	See Municipal Code <sup>5, 14</sup>	See Municipal Code <sup>5, 14</sup>	-

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Retail	P <sup>1</sup>	P	-
Tattoo Studio	-	-	-
Trade/Educational Institution	P <sup>1</sup>	P <sup>2</sup>	-
Wine Producing/Micro Brewery – (Type 02 ABC License only)	P <sup>7</sup>	P <sup>7</sup>	-
Wine Tasting Facility –(Type 02 ABC License only)	P <sup>8</sup>	P <sup>8</sup>	-
Wine Tasting Facility	C <sup>10</sup>	C <sup>10</sup>	-

Except hotel operations, business activities within the Residential/Limited Mixed-Use and Neighborhood Residential during the hours of 12:00 a.m. and 5:00 a.m. shall require a Conditional Use Permit.

Any use not explicitly stated above shall require a use determination by the Planning Commission.

P Use is permitted by right

C Use is permitted with a Conditional Use Permit

- Use is not permitted

1. Use is limited to ground floor only.
2. These uses are limited to either the second floor (or higher) or to locations that do not front upon or open directly onto either Old Town Front Street or Main Street.
3. This use is limited to locations that front Moreno Road. Full service hotel uses with food service and conference facilities at heights greater than three stories but limited to eight stories may be considered under a Conditional Use Permit. Subject to the Supplemental Standards for hotels over 3 stories.
4. Full service hotel uses with food service and conference facilities in the Downtown Core -Hotel Overlay (DTC/HO) are allowed eight stories. Subject to the Supplemental Standard and Special Use Standards in Section IV.G of this chapter, for hotels over three stories.
5. Outdoor entertainment is not permitted in Old Town. City sponsored signature events and/or events when the City is the applicant are exempt. Outdoor live entertainment may be considered for private businesses in Old Town with a Temporary Use Permit as appropriately conditioned, limited to one event per quarter **per Section III.N.**
6. Ground floor residential not permitted in the Downtown Core area along Old Town Front Street and Main Street.
7. Shall include a store front tasting room. Premises with or without the product sale for off-site consumption is limited to a Department of Alcoholic Beverage Control License Type 02 (Winery/Winegrower).
8. Premises with or without the product sale for off-site consumption is limited to the Department of Alcoholic Beverage Control License Type 02 (Winery/Winegrower).
9. Outdoor Dining or Sidewalk Cafes are permitted in conjunction with a restaurant subject to the review and approval of a Minor Modification or as approved with a Development Plan application.
10. Premises with or without the product sale for off-site consumption applying for any Department of Alcoholic Beverage Control License type other than a Type 02 (Winery/Winegrower).
11. Subject to Chapter 17.10 Supplemental Development Standards of the Development Code.
12. This use is permitted on either the ground floor or second floor.
13. **Premises with or without the product sale for off-site consumption is limited to the Department of Alcoholic Beverage Control License Type 23 (Small Beer Manufacturing – Duplicate)**
14. **Subject to Municipal Code Section 9.10 (Entertainment License)**

## IV. URBAN DEVELOPMENT STANDARDS

### iii. Lighting/Glare:

- Lighting shall be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses.
- Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows.
- No outdoor lights shall be permitted that blink, revolve, flash or change intensity.

### 4. Balconies, Patios, and Porches

#### a. Intent

Balconies, patios and porches shall be maintained clean, orderly and free of clutter. All furnishings shall be designed for outdoor use only.

#### b. Requirements

- i. No permanent or temporary enclosure including shutters, blinds or partition shall be affixed to any area of the porch, patio or balcony. If any change to the exterior appearance of the porch, balcony or patio is desired, a minor modification shall be submitted to the Planning Department for review and approval.
- ii. Freestanding spas, hot tubs or similar amenities shall be screened from public view. The placement of such items on balconies, patios and porches are subject to the review and approval of the Director of Planning.
- iii. Balconies, patios and porches may not be used for storage.

iv. Clothing, sheets, blankets, laundry, water accessories or rafts, toys and similar objects shall not be hung from or exposed on the balconies, patios or porches.

v. Planters containing live, well groomed plants are permitted provided the plant does not extend beyond the interior of the balcony, patio or porch. No empty planters or planters containing dead, diseased or dying plants may be stored at any time within a balcony, patio or porch. If it is determined that plants are not being properly maintained, the Planning Director shall have the authority to require the property owner to remove or replace the plantings.

vi. Hoses on porches, patios and balconies shall be kept in a hose reel or hose hideaway.

### 5. Bed and Breakfast Establishments

#### a. Intent

The purpose of this section is to provide standards for the development and operation of Bed and Breakfast establishments in Old Town.

#### b. Requirements

i. All Bed and Breakfast Establishments in Old Town shall comply with the provisions contained in Chapter 17.10 of the Temecula Municipal Code, **except for the minimum lot size and the requirement that the primary residence be the principle use of the site.**

#### c. Supplemental Requirements

In addition to the requirements stated above, the following shall also apply to Bed and Breakfast Establishments within the Specific Plan area:

i. Off-street parking shall be provided at a ratio of one space for each bedroom available for rent in addition to the parking required for the primary dwelling unit.

ii. Signage shall be limited to one on-site sign not to exceed 6 square feet in area. The sign may not be freestanding.

### 6. Full Service Hotels

#### a. Intent

Full-Service Hotels within Old Town shall provide quality hotel accommodations, with food service and conference facilities. Full-Service Hotels that provides amenities and quality hotel accommodations with conference facilities and food service in a development that complements commercial and mixed-uses within the Old Town Specific Plan and would attract local and regional visitors including businesses and tourists to the area is encouraged. To assist in providing accommodations for visitors and businesses, full service hotels that provide conference facilities and food services may be considered for heights up to eight stories (maximum 100 feet) at locations that front Moreno Road within the Residential-Limited Mixed-use (R/LMU) District, subject to the approval of a Conditional Use Permit. Full Service Hotels with food service and conference facilities within the Downtown Core Hotel Overlay (DTC/HO) District are permitted up to eight stories without a Conditional Use Permit. All Full Service Hotels shall comply with the design criteria and development standards of its zoning district in addition to the supplemental requirements as follows: