

IV. LAND USE AND URBAN DEVELOPMENT STANDARDS

2. Old Town Zoning Districts

a. Downtown Core (DTC)

The Downtown Core district is intended to provide for uses that support pedestrian oriented and mixed-use development. The Downtown Core Zoning district is defined by multi-story urban buildings of up to four stories (when at least one floor of residential is provided; ~~or~~ when at least one floor of office (with parking) is provided; **or when four floors of hotel are provided**). The Downtown Core is intended to accommodate a variety of land uses that will create a vibrant public realm. Uses include, but are not limited to art galleries, museums, restaurants, entertainment oriented uses, small scale boutique retailers such as gift, specialty food, and antique shops and similar retail uses, offices and service oriented uses. Residential development at 40 to 70 dwelling units per acre and mixed-use developments are also anticipated within this district. Service and office uses are restricted to the second floor and higher for parcels along Old Town Front Street and Main Street. Residential uses are permitted in the Downtown Core Zoning district, but are also restricted to the second floor and higher for parcels along Old Town Front Street and Main Street. All four story buildings in the Downtown Core district must contain at least one floor restricted to residential use; ~~or one floor of office with on-site parking; or four floors of hotel uses.~~

b. Downtown Core/Hotel Overlay (DTC/HO)

The Downtown Core/Hotel Overlay district is intended to encourage the development of a hotel with conference facilities, restaurant and other guest services. The Downtown Core/Hotel Overlay district permits a full service hotel with conference facilities, restaurant and other guest services, to be constructed at a greater building height than other buildings (up to

eight stories) in the underlying Downtown Core district. This will provide adequate visitor accommodations for Old Town and the surrounding area.

c. Residential/Limited Mixed-Use (R/LMU)

The Residential/Limited Mixed-Use district is intended to provide for attached residential at 20 to 70 dwelling units per acre, or mixed-use development to accommodate a variety of attached housing types with some opportunities for ground floor retail and restaurant uses. Office uses are also permitted and may be located on the first or second floor. When a building in this zone is proposed to be a fully residential use the residential units may be located on the first floor. The construction of a neighborhood market is also anticipated in this district to support the surrounding residential uses in this area.

d. Neighborhood Residential (NR)

The Neighborhood Residential district is intended to provide for attached and detached three-story residential development at a density of 20 to 35 dwelling units per acre. Typical housing types include detached single family, multi-family, duplexes, triplexes, condominiums, and apartments. Commercial uses proposed as a part of a live/work project are limited to the first floor only.

e. Civic District (CV)

The Civic district is intended to provide for public and quasi-public uses such as parks, City offices, and government buildings, police/fire stations, senior citizen centers, community centers and other community assembly uses, public museums, libraries, public art displays and similar facilities. Due to the unique nature of buildings and uses located within the Civic district

strict application of the development standards do not apply.

f. Open Space District (OS)

The Open Space district includes both public and private areas of permanent open space along the floodways of Murrieta Creek. The Open Space district is intended to provide for the preservation of biological and cultural resources, and to protect the public from flood hazards. The future Murrieta Creek Restoration Project and Trail is anticipated to be located within the Open Space district. No other development will occur in this zone.

C. LAND USE REGULATIONS

The land uses in the Old Town Specific Plan area are regulated by district in order to achieve the mixed-use character envisioned for the area.

Each zone establishes the land uses that are permitted, conditionally permitted or not permitted in the zone. Table IV-1, Land Use Matrix, outlines the allowable land uses by zone. The land use regulations, combined with the regulating plan for each zone, are intended to implement the goals, policies and objectives of this Specific Plan and accomplish the vision for Old Town.

If a land use is not listed in the land use matrix a land use determination shall be made by the Planning Commission.

The Civic district (CV) is exempt from the development standards and not included in the land use matrix. The Open Space (OS) zone is not included in the land use matrix because there will be no development within this district except for what is constructed as part of the Murrieta Creek Trail project.

IV. LAND USE AND URBAN DEVELOPMENT STANDARDS

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~~four 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.
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.

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.

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

² 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.

³ 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.

⁴ Section 17.03.060 of the Temecula Municipal Code, which provides criteria for Minor Exceptions to development regulations, may be utilized for building height in Old Town for the purpose of providing architectural elements to a portion (or portions) of a building to add roofline variation or to otherwise enhance the aesthetics of the building consistent with its architectural style. A Minor Exception is not intended to be utilized to add overall height to the base roof line of the building nor to add extra floor to ceiling height of any one or more stories.

Table IV-8: Allowable Building Types and Building Height in the Downtown Core and Downtown Core/Hotel Overlay District			
Building Type ¹	Permitted	Not Permitted	Allowable Building Height (max. feet/ stories) ^{2, 3, 4}
Rowhouse	X		50 feet maximum height in 4 stories
Courtyard Building	X		50 feet maximum height in 3 stories; but up to 50 feet in four stories allowed when at least one level is residential, or , when one level is office and parking is provided; or when four floors of hotel are provided.
Commercial Block	X		50 feet maximum height in 3 stories; but up to 50 feet in four stories when at least one level is residential, or , when one level is office and parking is provided; or when four floors of hotel are provided.
Detached House		X	N/A
Duplex, Tri-plex, Quad-plex		X	N/A
Bungalow Courtyard		X	N/A

IV. LAND USE AND URBAN DEVELOPMENT STANDARDS – RESIDENTIAL/LIMITED MIXED-USE DISTRICT

vi. Allowable Building Types and Building Heights

The table at right outlines the allowable building types and building heights in the Residential/Limited Mixed-Use district. Additional standards related to building types are addressed in Section IV.E of this chapter and shall be applied to all projects in the Residential/Limited Mixed-Use district. Section V.B and V.C of the Design Guidelines, also discuss basic building forms and the character required to reflect the historical context of Old Town Temecula and shall be applied to all buildings constructed in the Residential/Limited Mixed-Use district. The Design Guidelines contained in Chapter V shall be used in concert with the urban standards contained in this chapter.

¹ Building Type Standards shall be applied as required in Section E of this Chapter.

² 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.

³ Roof pitches shall not be counted toward the maximum height limit for the zone.

⁴ Section 17.03.060 of the Temecula Municipal Code, which provides criteria for Minor Exceptions to development regulations, may be utilized for building height in Old Town for the purpose of providing architectural elements to a portion (or portions) of a building to add roofline variation or to otherwise enhance the aesthetics of the building consistent with its architectural style. A Minor Exception is not intended to be utilized to add overall height to the base roof line of the building nor to add extra floor to ceiling height of any one or more stories.

Table IV-17: Allowable Building Types and Building Height in the Residential/Limited Mixed-Use District			
Building Type ¹	Permitted	Not Permitted	Allowable Building Height (max. feet/stories) ^{2,3,4}
Rowhouse	X		40 feet maximum height in three stories.
Courtyard Building	X		40 feet maximum height in three stories, or up to three stories in 50 feet when a mixed-use building includes at least one floor of residential or when one level is office and parking is provided.
Commercial Block	X		40 feet maximum height in three stories, or up to three stories in 50 feet when a mixed-use building includes at least one floor of residential or when one level is office and parking is provided.
Bungalow Courtyard	X		40 feet maximum height in three stories.
Duplex, Triplex, Quad-plex	X		40 feet maximum height in three stories.
Detached House		X	N/A

IV. LAND USE AND URBAN DEVELOPMENT STANDARDS – NEIGHBORHOOD RESIDENTIAL DISTRICT

vi. Allowable Building Types and Building Heights

Table IV-28 below outlines the allowable frontage types and building heights in the Neighborhood Residential District. Additional standards related to building types are addressed in Section IV-E of this chapter and shall be applied to all projects in the Neighborhood Residential District. The Design Guidelines contained in Chapter V Sections B and C also discuss basic building forms and the character required to reflect the historical context of Old Town Temecula and shall be applied to all buildings constructed in the Neighborhood Residential District. The Design Guidelines contained in Chapter V shall be used in concert with the urban standards contained in this.

¹ Building Type Standards shall be applied as required in Section E of this chapter.

² 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.

³ Roof pitches shall not be counted toward the maximum height limit for the zone.

⁴ Section 17.03.060 of the Temecula Municipal Code, which provides criteria for Minor Exceptions to development regulations, may be utilized for building height in Old Town for the purpose of providing architectural elements to a portion (or portions) of a building to add roofline variation or to otherwise enhance the aesthetics of the building consistent with its architectural style. A Minor Exception is not intended to be utilized to add overall height to the base roof line of the building nor to add extra floor to ceiling height of any one or more stories.

Building Type¹	Permitted	Not Permitted	Allowable Building Height (max. feet/stories)^{2,3,4}
Rowhouse	X		50 feet maximum height in three stories.
Courtyard Building	X		50 feet maximum height in three stories.
Bungalow Courtyard	X		50 feet maximum height in three stories.
Duplex, Triplex, Quadplex	X		50 feet maximum height in three stories.
Detached House	X		50 feet maximum height in three stories.
Commercial Block		X	N/A