

IV. REVISIONS TO “XII. SPECIFIC PLAN ZONE” OF CITY CENTER SPECIFIC PLAN RELATED TO PERMITTED USES

The following is taken directly from the City Center Specific Plan starting on page XII-1.

XII. SPECIFIC PLAN ZONE

This Section establishes zoning and land use development standards for the land uses planned within the Elsinore City Center Specific Plan Project Area. In general, the zoning district is based on the City of Lake Elsinore's Zoning Ordinance format, with modifications to standards as necessary to accommodate specific conditions relative to this Specific Plan.

Land Use Plan (Figure 3) depicts the land use for the entire Elsinore City Center Specific Plan which is based on Chapter 17.48, the C-2 - Neighborhood Commercial Zoning District of the City's Municipal Code. The development standards and regulations in the following pages have been drafted specifically for the Elsinore City Center Specific Plan and are designed to respond to the physical, political and economic site opportunities and constraints inherent in the project site. To respond to these project-related conditions, the *Elsinore City Center Specific Plan Zone* has been established. The Zone is designed to consolidate and integrate permitted uses and development standards that are currently divided and scattered among the City's C-O, C-1, C-2 **and R-3** zoning districts, and numerous other chapters within Title 17 of the Lake Elsinore Municipal Code including Chapters 17.38 (Non-Residential Development Standards), 17.66 (Parking Requirements) and 17.94 (Signs-Advertising Structures).

The Zone is also intended to allow Multi-Family Residential uses within Parcel 5, which is an 8.2 acre area at the south end of the City Center site.

The Elsinore City Center Specific Plan Zone offers several distinct advantages over conventional City zoning districts:

- The Zone will facilitate City staff's review of individual projects and submittal Packages by minimizing cross references to other City zoning districts and development regulations.
- The Zone recognizes the desire of the project applicant and the City to clearly define and identify specific development regulations and permitted uses that are appropriate to the project site given its close proximity to and high visibility from the I-15 freeway.
- The Zone complements the Design Guidelines set forth in Section IX of this Specific Plan.

Minor modifications were made to the Elsinore Zoning Code to accommodate the ~~service~~ **General Commercial and Multi-Family Residential** uses. All references to ~~residential~~, industrial, open space and recreational uses have been omitted, as they were not applicable to the proposed project. Several uses subject to a conditional use permit were found to be inappropriate with the proposed project uses, and therefore, are not permitted in the Specific Plan Zone. These uses include churches, ~~daycare centers~~, office condominiums, and motor vehicle and recreational vehicle sales and service centers.

The minimum lot area for new lots within the Specific Plan Zone has been reduced to accommodate the project's design concept. Furthermore, the height allowance has been increased to allow for taller architectural elements, characteristic of the project's Spanish-Mission style theme.

The permitted uses and development regulations of the Elsinore City Center Specific Plan Zone are set forth in full below and shall apply only to the project areas, as illustrated in Figure 8 2, *Specific Land Use Plan*, **and Figure 8b, Conceptual Plan With Multi-Family Residential on Parcel 5.**

A. PERMITTED USES AND DEVELOPMENT REGULATIONS

1. Purpose.

The intent of the Elsinore City Center Specific Plan Zone is to reserve appropriate locations consistent with the General Plan to accommodate a full range of retail stores, offices, restaurants, ~~and~~ personal services, **and Multi-Family Residential** scaled to meet the needs of the residents of the entire City.

2. Permitted Uses.

Uses permitted in the "C-2" District shall include those ~~businesses~~ **and Multi-Family Residential uses** listed below which operate in compliance with the intent and standards of this Zone and the Zones applicable with the Lake Elsinore Zoning Ordinance.

- a. Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, public relations consultants, and other professional offices.
- b. Administrative or executive offices of any type of business.
- c. Antique shops and auction galleries.
- d. Apparel stores.
- e. Appliance stores.
- f. Architects, landscape architects, planners engineers, and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises.

- g. Art and craft galleries or studios.
- h. Barber shops and beauty salons.
- i. Bicycle shops.
- j. Bowling alleys; provided they comply with the requirements of Chapter 17.66, Parking requirements, as modified by Specific Plan No. 90-03.
- k. Bus depots and transit stations.
- l. Department stores.
- m. Employment agencies, travel agencies, and airline ticket agencies.
- n. Financial institutions, including banks, savings and loan associations, finance companies and credit unions.
- o. Floor covering shops.
- p. Florists.
- q. Food stores; including markets, bakeries, and health food establishments and candy stores.
- r. Furniture stores.
- s. General merchandise stores.
- t. Gift shops and novelties stores.
- u. Government buildings and service facilities; excluding storage equipment or repair or warehouses.
- v. Hardware stores.
- w. Health and exercise clubs
- x. Hobby supply stores.
- y. Home improvement centers.
- z. Hotels, motels and motor inns.
- aa. Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies.

- bb. Jewelry stores.
- cc. Media shops; including bookstores, newsstands, and videotape outlets.
- dd. Medical complexes including medical, dental, and health-related services; excluding any housing for persons aged, infirm or ill.
- ee. Multi-Family Residential (within Parcel 5 only)**
- ff. Music stores; including sales of instruments, records, and tapes.
- gg. Oculists, opticians, and optometrists.
- hh. Office supply and stationery stores.
- ii. Personal service establishments; including barbershops, beauty shops, dry cleaning and tailors.
- jj. Pet shops; retail sales and grooming only. No boarding of animals.
- kk. Photography studio.
- ll. Private postal outlets.
- mm. Prescription pharmacies.
- nn. Public utility distribution and transmission facilities excluding private radio, television, and paging antenna towers.
- oo. Quick copy and printing establishments.
- pp. Restaurants and eating places (including drive-ins and drive throughs and restaurants/eating places with outside eating or dining area); provided they comply with the parking requirements contained in this Specific Plan.
- qq. Sale of motor vehicles, motorcycle, and recreational vehicle parts and accessories and service incidental to the sale of parts.
- rr. Schools and studios for arts, crafts, photography, music and dance.
- ss. Service businesses similar to retail stores which do not involve warehousing or storage, except accessory storage of commodities sold at retail on the premises.
- tt. Service establishments; such as small appliance repair, watch and jewelry repair, and shoe repair.

- uu. Skating rinks; provided they comply with the requirements of Chapter 17.66, Parking Requirements, as modified by Specific Plan No. 90-03.
- vv. Sporting good stores and fitness supply stores.
- ww. Theaters; provided they comply with the requirements of Chapter 17.66, Parking Requirements, as modified by Specific Plan No. 90-03.
- xx. Toy shops.
- yy. Vehicle parts sales; (new or rebuilt only) and excluding repair and service.
- zz. Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this Section and are appropriate and in compliance with City of Lake Elsinore standards and the City Center proposed uses in this document. A list of these uses shall be maintained in the Planning ~~Department~~ Division for future reference.

3. Uses Subject to a Conditional Use Permit

It is recognized that certain uses while similar in characteristics to Permitted Uses in the Elsinore City Center Specific Plan Zone may require outdoor operation and/or have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in this Zone shall require a Conditional Use Permit pursuant to Chapter 17.74 of Title 17 of the Lake Elsinore Municipal Code and shall include the following:

- a. Bars or cocktail lounges; not in conjunction with a restaurant.
- b. Business colleges and professional schools.
- c. Car washes, hand or automatic.
- d. Dance halls, discotheques, or any establishment providing live entertainment.
- e. Game arcades; includes any establishment having five or more mechanical or electronic games of chance, skill or entertainment, whether as the primary use or in conjunction with another business, but excluding vending machines dispensing a product for sale.
- f. Gasoline dispensing establishments, subject to the provisions of Chapter 17.38 of Title 17 of the Lake Elsinore Municipal Code, as amended by this Specific Plan.
- g. Mortuaries.
- h. Outdoor sales and display incidental and accessory to a permitted use.
- i. Private clubs and lodges.

- j. Small animal veterinary clinics subject to the following addition to all other conditions of the Use Permit:
- 1) Treatment of animals is restricted to dogs, cats, and other small domesticated animals and birds.
 - 2) The operation shall be conducted in a completely enclosed and sound controlled building in such a way as to produce no objectionable noises or odors outside its walls.
 - 3) There shall be no outdoor runs or animal holding areas.
 - 4) There shall be no boarding of animals other than as necessary for recuperation of patients.
 - 5) The clinic shall have direct access from a parking area.
- k. Structures exceeding the maximum height permitted by Section 17. 44.060 of Title 17 of the Lake Elsinore Municipal Code.