

Chapter 9.07

SPECIAL DISTRICTS

Sections:

- Section 9.07.010 Planned Development District (PD)
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Section 9.07.010 Planned Development District (PD)

A. Purpose and Intent

The purpose and intent of the PD (Planned Development) District is to provide for the coordinated development of properties located within the PD District.

B. Applicability

Development of properties within the PD District shall be subject to the following conditions:

1. A Specific Plan must be adopted and must apply to each project proposed on property greater than 15 acres in size, whether on a separate parcel or on adjoining parcels;
2. Projects or developments on properties less than 15 acres shall have appropriate land use designations consistent with the General Plan. If the General Plan designation for a subject site is:
 - a. PR (Planned Residential) then the R-1 (Residential up to 1 dwelling units per acre) zoning designation shall be applied to the property upon proper application thereof;
 - b. PC (Planned Commercial), then the provisions of the NC (Neighborhood Commercial) zoning designation shall be applied to the property upon proper application thereof; and

- c. PI (Planned Industrial), then the provisions of the BP (Business Park) zoning designation shall be applied to the property upon proper application thereof.

[Section 9.07.010 amended by Ordinance 406, effective November 26, 1993]

Section 9.07.020 Specific Plan District (SP)

A. Purpose and Intent

Specific plans prepared pursuant to California Government Code Sections 65450, et. seq., are a significant tool to implement the General Plan, as well as an inducement to the development of desirable large-scale mixed use developments. It is the purpose of this Section to provide a method for the zoning of lands for which customized development and use regulations can be approved by the City Council. The creation of a Specific Plan (SP) zone is necessary to provide adequate development flexibility for innovation in residential building types, land use mixes, site design, and development concepts. (See Chapter 9.13.)

B. Applicability

1. The provisions of this Section may only be applied to properties for which a specific plan has been adopted by the City Council pursuant to Government Code Section 65450 et. seq and Section 9.02.030 B.
2. The provisions of Chapter 9.13 shall apply to all applications for Specific Plans from and after the effective date of this Development Code.

C. Zoning Map Designation

The Specific Plan District shall be designated on the City of Moreno Valley Zoning Atlas by the symbol "SP" followed by a number to designate the specific plan (e.g. SP-1 for Specific Plan No. 1).

Section 9.07.030 Public District (P)

A. Purpose and Intent

The primary purpose of the Public District is to provide for the conduct of public and institutional activities, including providing protected designated areas for public and institutional facilities.

B. Property Development Standards

The following regulations shall apply to all land and buildings and structures located within the Public District:

1. General Requirements

The following sets forth minimum site development standards for Public District development projects. In addition, projects shall comply with the special requirements enumerated in paragraph 2 below, the performance standards included in Chapter 9.10 and other applicable City ordinances and policies.

PROPERTY DEVELOPMENT STANDARDS
GENERAL REQUIREMENTS TABLE 9.07.030-9

<u>REQUIREMENT</u>	<u>STANDARD</u>
a. Minimum site area	One acre
b. Minimum site width	160 feet
c. Minimum site depth	160 feet
d. Minimum front building setback	30 feet
e. Minimum side building setback	25 feet
f. Minimum street side building setback	30 feet
g. Minimum rear building setback	5 feet
h. Building height (maximum)	35 feet
I. Building coverage (maximum)	45 percent

2. Special Requirements

- a. Wherever a lot in any Public District abuts a lot in any residential district, a minimum building setback of 50 feet shall be required. A minimum of 20 feet of said setback area nearest the district boundary line shall be landscaped and the remaining area may be used for required off street parking.
- b. Where a public use abuts property in any residential district, no two-story building shall be constructed within 100 feet of said residential district without issuance of a Conditional Use Permit.
- c. Where off street parking areas are situated such that they are visible from any street, screening in the form of a decorative wall or landscaped earthen berm 3 feet in height shall be erected between the required landscape area and the parking area to adequately screen said parking areas.
- d. Required front setback areas shall be landscaped.
- e. Except as otherwise permitted, a street side building setback area shall be used only for landscaping, pedestrian walkways, driveways, or off-street parking.

- f. Except as otherwise permitted, required rear and interior side building setback areas shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or facilities, and similar accessory activities.
- g. Where off-street parking is located within building setback areas, a minimum landscaped area 10 feet in depth shall be provided between the property line and parking area, with an additional minimum landscaped area 10 feet in depth required between the parking area and the building.

C. Permitted Public Use

For the Public District (P), unless otherwise provided in this Title, permitted uses are those described in the Permitted Uses Table 9.02.020-1 in Section 9.02.020 of this Title.

Section 9.07.040 Civic Center Overlay District (CCO)**A. Purpose and Intent**

The primary purpose of the Civic Center Overlay District (CCO) is to implement the General Plan concept of creating a commercial/ residential gateway to the City of Moreno Valley and to the Moreno Valley Civic Center. The specific purposes of the Civic Center Overlay District (CCO) are to:

- 1. Create and maintain a diversity of downtown and gateway uses by:
 - a. Emphasizing the location and character of the Moreno Valley Civic Center by creating a gracious downtown environment which is consistent with Moreno Valley's natural setting and design character; and
 - b. Orienting individual retail, office, and entertainment uses to pedestrian activity.
- 2. Provide a range of appropriately located commercial, residential and public uses consistent with the General Plan, each within distinctive subareas, yet contributing to an overall central district character.
- 3. Ensure that the appearance and impacts of office and commercial uses are harmonious with the character of the area in which they are located.

B. Applicability

The Civic Center Overlay District shall be combined with any underlying basic district. The provisions of the Civic Center Overlay District under this Section shall apply in addition to and, to the extent they are inconsistent, in lieu of the corresponding provisions of the underlying district with which the Civic Center Overlay District is combined.

C. Zoning Map Designation and Subdistricts

1. The Civic Center Overlay District is divided into the following subdistricts, each having the numerical designation and common name enumerated below:
 - a. CCO-1: Commercial Activity Node
 - b. CCO-2: Moreno Peak
 - c. CCO-3: Northerly and Southerly Nason Areas
 - d. CCO-4: Civic Center Activity Node
 - e. CCO-5: Medical/Office Activity Node
2. The Civic Center Overlay District shall be designated on the zoning map by the symbol "CCO" followed by the numerical designation of the applicable subdistrict within parentheses following the general district designation for the district with which it is combined.

D. Additional Land Use and Development Regulations Specific to Each Subdistrict

Land use and development regulations within the Civic Center Overlay District shall conform to the regulations of the general zone with which the provisions of this Section have been combined, except as modified below.

1. CCO-1: Commercial Activity Node
 - a. All uses shall be developed pursuant to approval of a conditional use permit in accordance with Section 9.02.060 of this Title unless developed under an approved specific plan.
 - b. In addition to other mitigations and requirements imposed under any applicable Specific Plan or Conditional Use Permit, developments on property adjacent to the Moreno Valley Freeway shall provide any required right-of-way, dedication and improvements along Nason Street and Moreno Beach Drive and provide appropriate City of Moreno Valley entry monumentation as approved by the Community Development Director.
 - c. Appropriate landscaped entry monumentation shall be constructed at the entries to individual project areas as approved by the Community Development Director.
 2. CCO-2: Moreno Peak
 - a. Non-residential uses including Eating and Drinking Establishments and Cultural Facilities specified by the provisions of the Hillside Residential land use designation shall be permitted in addition to the uses permitted by the underlying zone. Further, any such development shall include a trail system which can ultimately provide links to the Civic Center area.
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- b. Notwithstanding prohibitions against development on ridges, a hilltop restaurant may be approved under a conditional use permit approved pursuant to Section 9.02.060.

3. CCO-3: Northerly and Southerly Nason Areas

A landscaped setback area shall be maintained along Nason Street.

4. CCO-4: Civic Center Activity Node

- a. Parking lots or parking structures shall not face directly onto Alessandro Boulevard or Nason Street. Access to individual uses from Alessandro Boulevard should not be permitted, unless there is no feasible alternative.
- b. The maximum building height for parcels fronting on Alessandro Boulevard and Nason Street may exceed the requirements of the underlying district up to a maximum building height of 70 feet. A minimum building separation of 50 feet from residential structures shall be maintained, and portions of structures greater than one story in height shall maintain a minimum building separation of 100 feet from residential structures.
- c. Appropriate landscaped entry monumentation shall be constructed at the entries to individual project areas as approved by the Community Development Director.
- d. Free-standing signs other than low-profile monument signs shall not be permitted.

5. CCO-5: Medical/Office Activity Node

- a. Uses shall be limited to hospitals, medical offices, clinics, and other medical-related commercial uses, and medical related administrative or professional offices, commercial services including restaurants and personal services which will support and be consistent with said uses.
- b. The maximum building height may exceed the requirements of the underlying district up to a maximum building height of 70 feet. A minimum building separation of 50 feet from residential structures shall be maintained and portions of structures greater than one story in height shall maintain a minimum building separation of 100 feet from residential structures.
- c. Appropriate landscaped entry monumentation shall be constructed at the entries to individual project areas as approved by the Community Development Director.
- d. Freestanding signs other than low-profile monument signs shall not be permitted.

Section 9.07.050 Village at Sunnymead Overlay District (VS)**A. Purpose and Intent**

The primary purpose and intent of the Village at Sunnymead Overlay District (VS) is to provide a variety of residential, commercial, office, cultural and recreational opportunities which are appropriate to an urban central city. Such uses should aid in strengthening the City's economic base, present a distinctive, high quality image at the City's westerly entry, provide for harmonious transition between land uses, aid in the consolidation of lots and provide a sense of human scale and pedestrian-oriented amenities.

B. Applicability

The Village at Sunnymead Overlay District (VS) shall be combined with any appropriate underlying district.

All development in the Village at Sunnymead shall be subject to the provision of this Section and the requirements of the underlying district.

C. Map Designation

The Village at Sunnymead Overlay District (VS) shall be shown on the Official Zoning Atlas and shall be designated by a graphic overlay pattern, combined with the underlying district.

D. Additional Standards

All land uses shall be subject to the underlying zoning, except that the residential development within the Village at Sunnymead Overlay District (VS) shall be designated as R-5 on the Zoning Atlas and shall be subject to the following density criteria:

Table 9.07.050-10

**VILLAGE AT SUNNYMEAD
RESIDENTIAL DENSITY CRITERIA**

<u>Square Footage</u>		Maximum Net Density (Units/Acre)	Units	Minimum Net Footage Per Unit
From	To			
0	10,890	4.00	1	10,890
10,891	14,520	6.00	2	7,260
14,521	17,425	7.50	3	5,808
17,426	19,800	8.80	4	4,950
19,801	21,780	10.00	5	4,356
21,781	23,440	11.15	6	3,907
23,441	24,890	12.25	7	3,556
24,891	26,135	13.33	8	3,267
26,136	27,320	14.40	9	3,025
27,231	29,040	15.00	10	2,904
29,041+	N/A	15.00	N/A	2,904

Section 9.07.060 Air Installation Compatibility Use Overlay District (AICUZ)

A. Purpose and Intent

It is the intent and purpose of this Air Installation Compatibility Use Overlay (AICUZ Overlay) to limit public exposure to aircraft accidents and noise and to encourage future development that is compatible with the continued operation of March Air Force Base. It is also the intent of the AICUZ Overlay to recognize and implement the purpose for the guidelines contained in the March Air Force Base Air Installation Compatible Use Zone Report.

B. Applicability

The AICUZ Overlay District shall apply within the Accident Potential Zone I and II as depicted on the

Official Zoning Atlas. The provisions of the AICUZ Overlay shall apply in addition to the provisions of the underlying district. If there are inconsistencies between the underlying zone and the AICUZ Overlay, the AICUZ Overlay shall take precedence.

C. Development Standards

Setbacks and other site development standards shall be those of the underlying zoning district.

D. Use Regulations

1. Unless identified as a permitted use within the underlying district in accordance with Table 9.02.020-1, a use within the AICUZ Overlay shall be subject to approval of a Conditional Use Permit.
2. Notwithstanding the provisions of the Permitted Uses Table (Table 9.02.020-1), the following uses shall be prohibited in the AICUZ Overlay District:
 - a. Uses that involve high density public assembly which exceed the guidelines contained in the current March Air Force Base Air Installation Compatible Use Zone Report, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, and any subsequent reports adopted by the City Council as an amendment to this Code.
 - b. Single and multiple family dwellings, hotels, motels, rest/retirement homes and other residential uses.
 - c. Schools, hospitals and day-care facilities.
 - d. Landfills.
 - e. Hazardous waste facilities.
 - f. Supermarkets, department stores, swap meets, membership warehouse stores.
 - g. Gas stations (automobile service stations).
 - h. Manufacturing (General) as defined in this Title.
 - i. Resource Production and Extraction.

E. Evaluation Criteria

Development within the AICUZ Overlay District shall avoid uses which concentrate large numbers of people; are noise sensitive; create hazards to aircraft operations; pose special health and safety hazards in the event of an aircraft accident; or involve public facilities and utilities for which disruption would have an adverse impact on large numbers of people. The current March Air Force Base Air Installation Compatible Use Zone Report, referenced in Subsection D.2.a of this Section and any amendments thereto which are adopted as amendments to this Code, shall be used as a guideline(s) in the evaluation of land uses within the AICUZ Overlay District.

Appropriate conditions shall be applied to each project to mitigate flight and safety hazards, excessive noise levels and other public health, safety or welfare concerns.

[Amended by Ordinance 393, effective 4/22/93]

Section 9.07.070 Outdoor Advertising Displays Overlay (OADO)**A. Purpose and Intent**

The purpose and intent of the OADO (Outdoor Advertising Displays Overlay) is to identify the geographic locations within which outdoor advertising displays may be located.

B. Applicability

The Outdoor Advertising Displays Overlay (OADO) shall be applied in all instances regarding the geographical siting of any outdoor advertising displays.

C. Use Regulations

Chapter 9.12, Section 080 of this Title identifies specific locational and development standards for outdoor advertising displays.

D. Zoning Map Designation

The Outdoor Advertising Displays Overlay shall be designated on the City of Moreno Valley Zoning Atlas by a diagonal line pattern entitled (OADO) and shall be implemented in combination with the underlying zoning.