

Attachment 3-Exhibit B

“EXHIBIT “A”

DCA25-00002 and SPLA25-00002

HESPERIA MUNICIPAL CODE:

The following are modifications to Chapters 16.12.460, 16.16.085, 16.16.120, 16.16.130, 16.16.155, 16.16.160, 16.16.165, 16.16.310, 16.16.320, 16.16.350 and the addition of Article VIII of the City of Hesperia Municipal Code (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

16.12.460 Review authority for required permits.

No person shall undertake, conduct or use, or cause to be undertaken, conducted or used, any development projects which require an approved land use application, without having first complied with the provisions of this article.

The following table summarizes the type of uses and their approval requirements

Ministerial Approval	Administrative Review without Notice	Administrative Review with Notice	Planning Commission Hearing	City Council Hearing
Interior Remodels	Extension of Time	Appeals of Ministerial Approvals	Appeals of DRC Approvals	Appeals of Planning Commission Approvals
Alterations to building exteriors not resulting in significant changes of use, drainage patterns, parking, traffic, easements, or greater impacts on infrastructure and public services, as determined by the reviewing authority with concurrence from the city agencies		Site Plan Review consisting of additions to existing multiple residential , commercial or industrial structures which will result in an increase in total floor area of 25 percent or greater or expansion of 1,500 square feet or greater (site plan review)	Conditional Use Permit.	Development Code Amendments
Repair and maintenance of structures or parking areas, unless constrained by existing waste disposal systems and existing drainage patterns and/or easements		Revisions to previously approved site plans comprising of more than 25 percent expansion to the building area or developed area of the site	Public Facility Reviews	Specific Plan Amendments

Replacement and or repair of a structure partially destroyed by fire, flood or other natural occurrence, when the repair is consistent with the design, use and intensity of the original structure and with the zoning and general plan		Intensification of land use and/or establishment of new or different pattern of land uses as determined by the reviewing authority.	Recommendation on Development Code Amendments	General Plan Amendments
Expansions to multiple residential, commercial or industrial buildings or structures less than 25 percent in total floor area or less than 1,500 square feet whichever is greater		Projects that have been recommended for administrative review	Specific Plan Amendments	Development Agreements/Amendments
Revisions to previously approved land use comprising less than 25 percent expansion to the building or developed area of the site		Tentative Parcel Maps	Development Agreements	Density Bonus Agreements
Single-family residential development 1—4 dwelling units or fewer			Density Bonus Agreements	Planned Developments
	Multiple-family dwelling development and/or additions to, with two-three or more units compliant to Objective Design Standards (including a duplex)	<u>Multi-family development and/or additions to, with three or more units non-compliant to Objective Design Standards</u>		

Lot line adjustments			Any project requiring an EIR	
Lot mergers			Tentative Tracts	
Certificate of Corrections		Minor Exception	Variance	
Certificate of Compliance		CUP's for Restaurants serving alcohol	CUP's for Off-sale alcohol licenses (type 20 and 21) greater than 12,000 SF in floor area.	CUP's for Off-sale alcohol licenses (type 20 and 21) below 12,000 SF in floor area.
Minor modifications of the conditions of approval, provided that the modifications do not have a significant impact on the property or surrounding properties.				

16.16.085 Residential and ancillary uses.

Residential and Ancillary Uses	R1	R3 ¹	RR	A1	A2	See Section(s)
A. Single-family dwelling	P	P	P	P	P	
B. Multiple-family dwellings	NP	S	NP	NP	NP	
C. Accessory dwelling unit	A	A	A	A	A	16.12.360
D. Guest house ²	A	NP	A	A	A	
E. Home Occupation	A	A	A	A	A	Chapter 5.44 (Municipal Code)
F. Board and room, not to exceed two persons, without kitchen privileges	A	A	A	A	A	
G. Accessory buildings and structures ³	A	A ⁴	A	A	A	16.20.385—16.20.425
H. Buildings or structures to store agricultural vehicles, food, and equipment (i.e. barn or outbuilding)	A	NP	A	A	A	16.20.385—16.20.425
I. Buildings or structures to keep animals (i.e. stable, corral, pen or coop)	A	NP	A	A	A	16.16.115 and 16.20.385—16.20.425
J. Small, community, or handicapped residential care facilities, senior housing, intermediate care of six or less and licensed by the state	P	P	P	P	P	
K. Large or community residential care facilities, senior housing, intermediate care of seven or more and licensed by the state and Single Room Occupancy Development (SRO) ⁷	C	C	C	C	C	

L. Group homes not licensed by the state with six <u>seven</u> or more residents	C	C	C	C	C	
M. Supportive housing and transitional housing	S	S	S	S	S	16.08.332 and 16.08.333
N. Parking of commercial vehicles, as defined in the California Vehicle Code	A	NP	A	A	A	16.20.090(H)
O. Mobile home parks	S	S ⁵	S	S	S	16.28.010—16.28.070
P. Hotels and Motels	NP	S ⁶	NP	NP	NP	
Q. Small family day care to 12 or fewer children	A	A	A	A	A	
R. Large family day care to 13 or more children	S	S	S	S	S	
S. Other similar uses, as interpreted by the Development Services Director or his/her designee	P	P	P	P	P	

16.16.120 Development standards.

The development standards in this table shall be required within each land use designation:

Type of Standard		Land Use Designation				
		R3	R1 (SLS ¹)	R1	RR	A1
A.	Height ²	35-45	30 ¹³	35' (max. 2.5 stories)		
B.	Minimum lot area (for new lots)	5 acres ⁴	The minimum lot area is identified on the General Plan Land Use Map ⁵			
C.	Minimum lot width dimension (for new lots)	300 ¹⁴	50 ¹⁶	60' (at setback)	100'	300'
D.	Minimum lot depth dimension (for new lots)	500 ¹⁴	75 ¹⁶	100'	none	
E.	Minimum lot dimension - Width for Corner Lots (for new lots)	300 ¹⁴	60 ¹⁶	70' (at setback)	100' (at setback)	300'
F.	Front Yard Setback ^{7,8}	25'	10'; or 20' if garages open parallel to the street	25 ¹²		
G.	Front Yard Setback - Corner Lot ^{7,8}					
H.	Side Yard Street Setback ^{7,8}					

I.	Interior Setback ⁸	8'	The sum of the side yards shall not be less than 10' ¹⁰	5' and 10'	10% of lot width, but not more than 15' or less than 6'
J.	Lot Created before Jan. 9, 1969			10% of lot width, but not less than 3' and more than 5'	
K.	Rear Setback ^{8,9}	15'			
L.	Lot Coverage	60%	50% ¹¹	40%	40%
M.	Signs	Section 16.16.095			
N.	Parking	Sections 16.20.080 through 16.20.120			

16.16.130 Additional development standards for the multiple-family residence (R3) designation.

- A. Multiple-family Residence (R3) Designation. The multiple-family residence designation is established to provide areas for multi-family housing in a garden setting such as courtyard apartments, condominiums and walk-up townhomes.
- B. Development Standards. All property in the R3 designation shall be developed according to the following standards:
1. Residential Density. The gross residential density permitted in this zone is ~~eight~~ 15-30 units/acre.
 2. Minimum Living Area. The minimum living area for residential units shall be as follows:

Minimum Floor Area Requirements for Multiple-family Units					
	Studio	1 BDR	2 BDR/ 1 bathroom *	3 BDR	4 BDR+
Market rate units:	675	875	1,075	1,275	1,475

~~*Units with two bathrooms shall be nine hundred fifty (950) square feet.~~

3. If the development contains multiple buildings, the minimum distance between buildings shall be as follows:

Distance Between Single-Story Buildings		Distance Between Multiple-Story Building and Any Other Building	
No Openings ¹	With Openings	No Direct Line of Sight	Direct Line of Sight
10'	10' ²	10' ²	15'

Notes:

1. The sides of buildings that face each other shall not include openings. Openings in this case shall mean windows and doors.
2. Windows, doors, as well as patios/balconies or similar features shall be oriented so as not to have a direct line-of-sight into adjacent units.
3. No minimum distance shall be required for accessory structures, such as carports.

4. ~~Private~~ Usable Open Space. The required amount of private and common open space is as follows:
 - a. Private Usable Open Space: Each dwelling unit shall have a minimum private usable open space of one hundred (100) square feet, accessible directly from the living area of the unit. A rectangle inscribed within each private usable open space shall have no dimension less than eight feet. Private usable open space for ground floor units shall be in the form of a fenced yard or patio, or an uncovered deck, with no more than fifty (50) percent of ground level space covered by an overhang balcony or patio roof. Private usable open space for above ground level units shall have at least one exterior side open above the level of railing or fencing. All balconies and patios that front a public street shall have opaque balcony/railing enclosures to screen items being stored on the balcony or patio.
 - b. Common Usable Open Space: At least two hundred (200) square feet of common usable open space shall be provided per dwelling unit. Common usable open space may be divided into more than one area, however, each area shall be a minimum of one thousand (1,000) square feet and a rectangle inscribed within each shall have no dimension less than twenty-five (25) feet. All required common open space shall be suitably improved for its intended purposes and all lawn and landscaped areas shall be provided with a permanent irrigation system to maintain such areas. Each multi-family development shall include, but not be limited to, two of the following recreational amenities, or equivalent, as approved by the reviewing authority:
 - i. Tot lot with multiple play equipment.
 - ii. Pool and spa.
 - iii. Barbecue facility equipped with grill, picnic benches, etc.
 - iv. Exercise room.
 - v. Court facilities (e.g., tennis, volleyball, basketball, etc.).
 - vi. Clubhouse.
 - vii. Common gardening area.
 - viii. Other recreational amenities not listed above, may be considered in lieu of those listed subject to reviewing authority review and approval.
 - c. All recreation areas or facilities required by this section shall be maintained by private homeowners' associations, property owners, or private assessment districts subject to the reviewing authority's approval.
- C. Parking. In addition to the off-street parking requirements and standards set forth in Chapter 16.20, Article IV (Parking and Loading Standards), the following apply:
 1. Except for required landscaped areas, parking and loading is permitted in the interior side yard and rear yard setbacks.
 2. Driveways, drive aisles and interior streets shall not be used for any purpose that would prevent vehicle access to parking spaces, inhibit vehicular circulation, or emergency response.
 3. Parking areas should be designed in a way to allow room for turnarounds and prevent backing onto public streets.
- D. Trash Collection Areas.
 1. Centralized trash/recyclable materials collection areas shall be provided for all multi-family residential development projects. All such required areas shall be enclosed and screened pursuant to the requirements of this section and in accordance with city standards.

2. All trash/recyclable materials collection enclosure areas shall be easily accessible to residents and tenants, including easy pedestrian access for the disposal of materials and collection by refuse vehicles.
3. The collection area(s) shall be enclosed on three sides by a minimum six-foot tall decorative masonry wall. The wall materials used shall be complementary in color and style to architectural components of the development they serve. The fourth side of the enclosure shall be enclosed with an opaque, self-latching gate.

E. Miscellaneous.

1. All new construction shall be subject to the general and specific standards contained in Chapter 16.20, Article V (General Performance Standards).
2. Connection to sewer is required.
3. Decorative walls and fences shall be subject to Section 16.16.125(G).
4. Refer to Article VII of this chapter for site and architectural design standards and guidelines for residential uses.

16.16.155 General provisions and administration.

All new multiple-family or multi-family developments constructed in the R3 designation shall provide and maintain design standards and guidelines in compliance with the provisions of this article. It is the duty of the development services department to enforce all permitting and entitlement provisions of this article. The director or his/her designee may impose such conditions deemed necessary to achieve the purpose of this article.

The City of Hesperia's Multifamily and Mixed-Use Objective Design Standards is incorporated by reference into this chapter. The Multifamily and Mixed-Use Objective Design Standards shall be treated as if contained within the City's Zoning Ordinance.

All new multi-family developments and mixed-use developments shall provide and maintain design standards and guidelines in compliance with the provisions of this article. The Objective Design Standards apply to all new construction projects that meet the following criteria:

1. Multi-family residential projects consisting of three or more dwelling units, including detached and attached condominiums.
2. Mixed-use projects- A project featuring a combination of multi-family units and compatible commercial uses, either arranged vertically within the same building or horizontally in separate buildings on the same site. Mixed-use projects may also consist of separate buildings or structures on the same parcel, provided that there are clearly defined pedestrian connections that integrate and unify the overall development.

If an applicant so chooses, they may request in writing to opt out of the City's Multi-family and Mixed-Use Objective Design Standards in lieu of their project being reviewed against the design standards and guidelines listed below.

16.16.160 Architectural design standards and guidelines.

While there is no specific architectural style required for buildings in the multiple-family residence (R3) designation, high quality, innovative architecture is strongly encouraged. The primary focus is to develop a high quality residential environment. The architectural style and design of building elements should be consistent within the development and complementary with the neighborhood in terms of scale, materials, and color, but it does not need to copy or duplicate existing buildings. Variation of building styles produces healthy design diversity and is encouraged. New projects should meet or exceed the standards of quality that have been set by

surrounding development and contribute to the improvement of the area. [Refer to the Citywide Objective Design Standards for specific multiple-family residential design standards.](#)

A. Building Articulation and Detailing.

1. Individual units should be articulated to diminish the massing of large buildings and be compatible with the scale of surrounding development. Building design shall avoid large monotonous facades, long straight line building fronts, plain box shapes, and barren exterior treatment.
2. Avoid designing buildings that are longer than one hundred twenty-five (125) feet. Facades of multi-family buildings should be divided into shorter modules a maximum of thirty (30) feet in width to give the appearance of an assemblage of smaller buildings, with each of the units individually recognizable. This can be accomplished through the use of porches, balconies and architectural projections; varied unit setbacks within the same building; staggered or jogged building planes; and a mix of different unit types within the same unit cluster. Units can be further articulated by the rhythm and pattern of windows and doors. The use of mansard roofs or segments of pitched roof applied at building's edge is not an acceptable method to provide articulation.
3. When located adjacent to lower-density residential zones, the bulk of multi-family developments can be imposing on adjacent residential uses. This necessitates that the scale of projects be considered within the context of their surroundings. Buildings of greater height may require additional setbacks so as not to dominate the character of the neighborhood. Buildings of greater mass should be separated into smaller, units that better resemble single-family homes.
4. For projects that front arterial streets, the street floor building level should be raised between two and four feet to protect the privacy of ground floor units.
5. Distinctive architectural elements, materials and colors should be used to denote primary building entries or individual unit entries.
6. Awnings, moldings, pilasters and comparable architectural embellishments are encouraged.
7. The incorporation of balconies, porches and patios within multi-family buildings is encouraged to break up large wall masses, provide offsets between floors on multi-level buildings, and add human scale to buildings.
8. Exterior stairways should be designed as an integral part of the architecture of a project and should incorporate solid wall portions, columns, and/or a decorative balustrade. They should be of the same materials, color and detail of the building. Thin-looking, open metal, prefabricated stairs shall not be used. Design of railings and steps should be varied from unit to unit if possible, but must maintain continuity.

B. Height and Roof Lines.

1. Roof lines should be segmented and varied within an overall horizontal context. Varying heights are encouraged. Combinations of one, one and a half, and two-story units create variation and visual interest, and are encouraged. Flat roof design should be avoided.
2. In some cases, it may be desirable to "step back" the upper stories of new multi-family buildings to "scale down" facades that face the street, common space, and adjacent residential buildings.
3. Hipped or gabled roofs covering the entire building are preferable to mansard roofs and segments of pitched roofs applied at the building's edge.
4. The roof pitch for a porch may be slightly lower than that of the main building.

5. Carport roofs visible from buildings or streets should incorporate roof slope and materials to match adjacent buildings. Flat carport roofs are discouraged.
- C. Doors and Windows.
1. The placement and relationship of doors and windows is important in creating a unified building composition. Wherever possible, window sizes should be coordinated vertically and horizontally and window design should be consistent in terms of style and general arrangement on all building sides.
 2. All doors and windows should be related with the chosen architectural style. Windows with widely varying styles are strongly discouraged. All doors and window frames should be composed of consistent material.
 3. For new multi-family developments, double glazing should be used consistent with energy code requirements.
 4. Knockers or door bells should be provided on doors. Entrance doors should provide viewers for safety and security.
 5. Shutters, trim and moldings on windows are encouraged. Proposed window mullion widths, window trim or surrounds, material, and type should complement all existing windows. Mullion widths should be in scale with the windows and the building. Wider trim sizes, such as 1 × 4's and 1 × 6's, is preferred to narrower trim sizes, such as 1 × 2's.
 6. Raw or clear anodized aluminum window frames are strongly discouraged.
 7. Operable windows should have screens so they can be used for ventilation.
- D. Materials and Finishes.
1. The building and its elements should be unified by textures, colors and materials. Materials should be consistently applied and should be chosen to work harmoniously with adjacent materials. Piecemeal embellishment and frequent changes in materials should be avoided.
 2. Building should be treated as a whole and finished appropriately on all sides to provide continuity. Materials tend to appear substantial and integral to the building when material changes occur at changes in plane. Material changes not accompanied by changes in plane appear "tacked-on" and are strongly discouraged.
 3. Exterior columns for trellises, porches or colonnades should utilize materials and colors that are compatible with the adjacent building.
 4. Exposed gutters and downspouts should be colored to match fascia or wall materials, unless designed as an outstanding architectural feature of the overall theme.
 5. Accessory and service buildings/structures, such as carports, detached garages, recreational buildings, laundry facilities, and storage buildings/structures, should be designed as an integral part of the project architecture and should be similar in material, color, and detail to the primary buildings.
 6. Building materials should be high quality, durable, and require low maintenance.
 7. Materials that are responsive to climate, i.e. those suitable to the High Desert environment, adjacent context and site orientation are encouraged. Natural materials are encouraged. Materials such as brick, stone, copper, etc. should be left in their natural colors. Synthetic materials made to simulate natural wood and masonry are discouraged. Other suitable materials

include textured concrete, trowel-finish concrete, metal cladding, and glass curtain or glass block walls.

8. Stucco and plaster finishes should be consistent with the architectural style of the building. A smooth trowel or fine sand float finish is desirable while the use of rough, "knock-down" stucco finishes is discouraged.
9. The use of sustainable building materials is strongly encouraged. This includes using quality materials with a long lifespan, selecting materials that are not energy-intensive to manufacture, using building products made from recycled materials, and repairing and maintaining well-built existing buildings/structures to the fullest extent possible.

E. Color and Texture.

1. For most architectural styles, the number of colors on the exterior should be limited to a maximum of three, with an additional contrasting color for accent. In general, the lighter colors should be used for the main body, with darker shades for trim and accent. The larger and simpler the building design, the more subtle the color should be to reduce the massiveness of large wall planes.
2. Earth tones are best suited and are appropriate for most of the architectural designs found in the city. The use of strong or bright, unnatural colors, including the bright "white-on-white" color schemes for exterior stucco, wood siding, trim doors and shutters, should be avoided. However, the use of strongly contrasting, natural colors can be appropriate for accent use, such as for shutters and doors.
3. Color and finishes on exterior of all elevations of a building should be coordinated to provide a total continuity of design. Unusual patterns and color schemes should be avoided. Garish, non-harmonious, or out-of-character colors should not be used.
4. The blending of compatible colors in a single facade or composition is a good way to add character and variety, while reducing, or breaking up the mass of a building. Lower wall wainscots and built-up or recessed reveals may be employed to add interest and break up vertical monotony.
5. Details such as trim, shutters, posts, etc. should be articulated by the use of color, texture or both.

F. Roofing Materials.

1. Roofing materials should be compatible with the architectural style and design of the building. Permanent roof materials, such as concrete and clay tile, are encouraged because of their low maintenance and consistent appearance over time. Asphalt shingle roof is not allowed.
2. Natural barrel clay tile roofs should be replaced with the same material. For repairs, remodels, and additions, care should be taken in the selection of material and installation to match as closely as possible the color of the "aged" tiles, so that the finished roof does not have a patched look.
3. The colors of natural roofing materials, such as barrel tile and slate should be left natural and not be altered by staining or painting. Colors of synthetic roofing materials should simulate natural materials and should be consistent with the architectural style of the project.
4. Roofing materials with glossy surfaces appear unnatural and are strongly discouraged.

G. Noise Impacts.

1. Units within the project should be adequately insulated to protect residents from noise intrusion from adjoining units. In addition to insulation between common walls, vertical insulation on exterior walls and from floor-to-floor should be provided.
2. Loading docks, service entries, mechanical equipment and recreational play areas should be sited as far away from adjoining single-family properties as reasonably possible.
3. Projects adjacent to major arterials or railroad tracks should incorporate additional noise mitigation measures to protect residents. Mitigation measures include, but are not limited to, double-glazed windows, sound walls, and earth berms.

16.16.165 Site design standards and guidelines.

Multiple-family or multi-family developments are characterized by higher density residential buildings comprised of attached units and common facilities such as parking, open space and recreation areas. If not properly designed, multi-family development can result in projects surrounded by high walls, projects with monotonous blank facades, or projects dominated by large parking areas with minimal landscaping and open space areas. The primary goal of these guidelines is to help mitigate the effects of these situations and to provide a pleasant residential environment within multi-family developments. New projects should meet or exceed the standards of quality set by surrounding development and contribute to improvement of the area. [Refer to the Citywide Objective Design standards for specific multi-family site design standards.](#)

A. Setbacks.

1. While respecting the minimum front and side yard setbacks as established in Article V (Residential Development Standards) of this development code, the front and side yard setbacks of a new multi-family residential development should generally approximate that of adjacent development, with some variation in setbacks to provide visual interest and varying shadow patterns.
2. The setback area should be used for planting landscape screens to protect the privacy of the ground floor units.

B. Building Orientation, Siting and Entrances.

1. Multi-family developments should have a strong street presence with public entrances oriented towards the street. The majority of unit entrances must be accessed from the street or from the main open space. Where there is a common building entrance for all units, it should be accessed from the street or main open space.
2. Multi-family units in large projects should be clustered, or broken up into groups of buildings. The use of long access balconies and corridors should be avoided. Access points to individual units in large projects should be clustered in groups of four or less.
3. The use of distinctive architectural elements and materials to denote entrances is encouraged. Weather protection, such as a porch covering or canopy, should be provided for individual entry doors.
4. New projects shall have transitional spaces in the form of stoops, overhangs and porches between public areas and entrances to the units. Front porches are encouraged on all street front units.
5. Multi-family developments should be distinguished by entry and edge design features such as ornamental landscaping, open space areas, natural features, architectural monumentation and enhanced paving.

6. Multi-family residential uses should be buffered from incompatible development. Intensified landscaping, increased setbacks and appropriate building orientation should be utilized as a means of providing adequate separation between such land uses. In addition, where possible, residential projects should utilize parking areas, in addition to landscaping, as a buffer along edges common with commercial or industrial uses.
- C. Buildings Fronting Arterial Streets.
1. Some multi-family developments within the city will be located on shallow lots along major arterial streets. These streets will need to be taken into account in the project design. The perceived front yard will be created by parkways and street trees, together with landscaped setbacks, and should be considered in providing appropriate buffer for the street facing units from traffic.
 2. Raising the ground floor level by up to three feet can provide additional privacy and noise buffer for street-facing ground floor units. Another means is to provide transitional spaces in the form of raised stoops and entry porches.
 3. Additional landscaping with taller shrubs and groundcover in the front setbacks will also contribute to the privacy and sound-buffering objective for these units.
- D. Scale and Mass.
1. The scale and mass of a new multi-family residential development should be consistent with neighboring developments and not overwhelm them with disproportionate size or a design that is out of character.
 2. Larger multi-family projects should avoid massive apartment-type buildings. Windows shall be provided facing the street for all units adjacent to the street to break up massing and to contribute to "eyes on the street" which helps neighborhood security.
 3. Heights of individual buildings should be varied to reduce building mass by using a combination of single-level and two-story units, as well as varying the roof pitch within a project.
 4. As the vertical height of a building increase, it should increasingly step back from the street (i.e. when possible, the second story of a building should be set back further than the first floor).
 5. Buildings located on properties directly adjacent to a residential and agricultural designated properties shall be designed to provide a transition between the two designations; i.e. the units directly adjacent to the street should be of a single story design if the adjacent residential neighborhood is developed primarily with single-story homes.
- E. Environmental Considerations.
1. To the extent possible, site grading should relate to the natural surroundings and be designed to minimize grading by following the natural ground contours and recognizing existing drainage patterns. Graded slopes should be rounded to blend with existing terrain.
 2. Multi-family developments should be designed to be sensitive to their natural surroundings and should be sited to maximize views of the High Desert and surrounding mountains, particularly from common and private open space areas.
 3. Significant existing trees, vegetation and any other natural site attributes should be preserved to the greatest extent possible in the project's design and development. Site design that requires altering land forms and removing trees is strongly discouraged.
 4. A new multi-family development should be designed to make best use of available sun, light and shade. This can be accomplished in the following ways:

- a. Use windows for natural light as much as possible. Design windows for through airflow to promote natural cooling.
 - b. Use trees or roofs with large overhangs to shade the units, particularly over south facing windows.
 - c. Use patios and porches to buffer the units from heat gain.
 - d. Locate private and common open space in a manner to maximize use of sun and shade patterns, natural drainage and existing trees and vegetation.
5. Maximize vegetative ground cover on the lot to absorb rainwater, provide drainage to large trees on the site, and reduce runoff. Extensive paving is strongly discouraged. Consideration should be given to the reduction of landscape maintenance and water consumption when selecting landscape materials.
- F. Privacy Between Buildings.
1. Buildings should be oriented to promote privacy to the greatest extent possible.
 2. Windows, balconies or similar openings above the first story should be oriented so as not to have a direct line-of-sight into adjacent units within the development. In addition, units above the first story should be designed so that they do not look directly onto private patios or backyards of adjoining residential property or units.
 3. Landscaping should be used to aid in privacy screening.
 4. Outdoor lighting should be positioned so that no direct light extends onto neighboring properties.
- G. Vehicle Circulation and Access.
1. Site access and internal circulation in multi-family developments should promote safety, efficiency, and convenience. Vehicular traffic should be adequately separated from pedestrian circulation. Vehicular entrances should be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.
 2. Principal vehicular access into multi-family developments should be through an entry drive rather than a parking aisle.
 3. The number of site access points or driveway aprons shall be minimized for aesthetic purposes, to achieve efficient and productive use of paved accessways, and to eliminate traffic hazards. They should be located as far as possible from street intersections (a minimum distance of one hundred (100) feet is recommended) and should be coordinated with existing or planned median openings and driveways on the opposite side of the roadway. Common driveways that provide vehicular access to more than one site are encouraged.
 4. When possible, and especially for properties containing more than one hundred fifty (150) feet of street frontage, landscaped islands shall be incorporated into the driveway entry area to separate driveway lanes for ingress and egress. Continuous driveways, uninterrupted by landscaping are not permitted.
 5. Continuous circulation should be provided throughout the site to the greatest extent possible. Dead-end driveways should be minimized. Adequate areas for maneuvering, stacking, and emergency vehicle access should be provided.
 6. Project entries and driveway areas should contain design features, including landscaping and textured paving, to break up the expanse of paving in a project. Paving materials should complement the architectural design. The use of stamped concrete, stone, brick, pavers, exposed

aggregate or color concrete is encouraged. Long, uninterrupted broom finished concrete should be avoided. The use of asphalt for driveways and walkways is prohibited.

7. Alley improvements should coincide with site planning to minimize alleyway deterioration and address problems such as debris, safety, and any nuisance odors or hazards.

H. Pedestrian Circulation.

1. Multiple-family developments shall include pedestrian walkways. Pedestrian circulation should be adequately separated from vehicular traffic. Pedestrian entrances and walkways should be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.
2. Pedestrian walkways should link dwelling units with common open space and recreation areas, parking areas, and the street at the project entries. Where possible, multi-family developments should incorporate pedestrian connections to adjoining residential and commercial projects, and other compatible land use facilities.
3. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lights. Use of varied surfaces and decorative pavement is encouraged. At a minimum, decorative paving should be used to delineate crossings at circulation drives and parking aisles.
4. Curvilinear and off-set paths provide a more inviting and interesting experience and are generally preferred over long, straight alignments. Paths that traverse open space areas are encouraged.
5. Pedestrian walkways should be a minimum of four feet in width. If combined with a bicycle path, as a part of a dedicated public path/paseo, the minimum total walkway width shall be fourteen (14) feet.
6. Pedestrian access to the first floor units should be via traditional residential front doors. Entry walks from the sidewalk to the front door should reflect the residential character of the project. The width of entry walks should not exceed five feet.
7. Transit shelters should be provided near major concentrations of residents. As far as feasible, where a transit stop is planned adjacent to a project of at least five acres in size, the developer should coordinate with the transit district to determine a suitable location for a transit shelter onsite. Freestanding shelters should be integrated architecturally with the project with respect to color, materials and architectural style to the extent allowed by the transit provider.

I. Parking.

1. Parking for multi-family developments shall be provided on site in on-grade or underground structures, parking courts, carports, or attached garages. Adverse visual impacts from parking areas, carports, structures, and garage doors on the residential character of the street or project site should be minimized through proper siting and design.
2. Parking shall be located within close proximity to the building and located to the rear of the parcel wherever possible. Parking shall be designed to avoid awkward turning maneuvers and the backing of vehicles into public streets.
3. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lights. Use of varied surfaces and decorative pavement is encouraged. At a minimum, decorative paving should be used to delineate crossings at circulation drives and parking aisles.
4. Curvilinear and off-set paths provide a more inviting and interesting experience and are generally preferred over long, straight alignments. Paths that traverse open space areas are encouraged.

5. Parking should not occupy more than thirty (30) percent of any linear street frontage and parking in the front setback areas is discouraged.
 6. Except for townhome projects with attached garages, all multi-family parking should be in efficient, multiple stall configurations. Large multi-family parking areas should be divided into a series of connected smaller parking courts. Long runs of parking spaces are discouraged.
 7. Parking courts should be treated as important spaces whose character is clearly defined by landscaping, lighting, building massing, and pedestrian/vehicular circulation areas. Parking courts should be separated from buildings by a walkway (minimum four feet wide) and landscape strip (minimum seven feet wide).
 8. Carport structures should be architecturally compatible with the design of the main building in the project. Pitched roofs for carports are strongly encouraged. Flat aluminum carport structures are prohibited, particularly in long interrupted runs. Carports shall meet setback and building separation requirements.
 9. If tuck-under parking is provided, the first floor of the residential units shall not occur more than four feet above the finished street/sidewalk grade level. Parking may need to be below grade or occur behind the living spaces. These parking areas shall not be visible from the street.
 10. The visual impact of parking courts, carports, and parking structures shall be mitigated with landscaping. Landscaping materials should have adequate room to grow and be protected from abuse by cars. Continuous six-inch concrete curbs shall be provided as wheel stops where parking adjoins landscaping.
 11. Parking areas, driveways and pedestrian areas shall contain automatically controlled lighting.
 12. Bicycle parking shall be provided for multi-family developments.
- J. Open Space.
1. Residents of multi-family developments should have safe and efficient access to usable open space for recreation and social activities. The design and orientation of these areas should take advantage of available sunlight and should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.
 2. Open space areas should be provided in large meaningful and usable areas, pursuant to the requirements of Article V of this development code.
 3. Common open space areas should be convenient to the majority of dwellings and should be secure and visible from dwellings to ensure safe use. Common open space areas should contain amenities appropriate to the project's size; i.e. pools, spas, recreation buildings are encouraged for large projects, while barbecue areas and gazebos, may be more appropriate for smaller projects. Children's play areas shall be sited to be visible from residential units.
 4. Private open space should be contiguous to the unit they serve and should be screened from public view for privacy. All balconies and patios that front a public street should be substantially enclosed to screen items being stored on the balcony or patio.
- K. Fences, Walls, Gates and Hedges.
1. Walls and fences should be planned and designed as an integral part of multi-family development, and should be consistent with the landscaping and building design.

2. If street fencing is required for security reasons, decorative types of view fencing, such as wrought iron, are encouraged. Solid fencing, such as stucco or masonry, is strongly discouraged when they will block the view of the buildings or provide hiding places.
 3. Perimeter walls or fencing that do not front a public street should be of decorative masonry (split-face block, plaster/stucco finish), decorative metal (wrought iron), wood, hedges, or a combination of materials. They should be designed in a style, material and color to complement the development. Both sides of walls should be architecturally treated.
 4. Tiered planting should be provided adjacent to project perimeter walls along street frontages to soften their appearance.
 5. Walls should be eliminated or sited to provide additional setback areas at project entries to accommodate landscaping, ornamental gateways, signage and street furniture.
 6. Wall sections greater than fifty (50) feet in length fronting a street shall incorporate at least two of the following design features, in proportion to the length of the wall:
 - a. A minimum two-foot change in horizontal plane for at least ten feet.
 - b. A minimum eighteen-inch change in height for at least ten feet.
 - c. A minimum eighteen-inch high raised planter for at least half the length of the wall.
 - d. Use of pilasters at twenty-five-foot maximum intervals and at changes in wall planes.
 7. Gates or comparable design solutions should be provided in perimeter walls or fences to allow emergency access and facilitate convenient pedestrian access to activity areas and adjacent uses.
 8. Walls should be curved or angled at corner locations along street frontages to allow sight line views around the corner.
 9. Barbed wire and chain link fencing are prohibited.
- L. Exterior Lighting.
1. Every multi-family project shall have adequate lighting to provide for security and visibility. Site lighting should not be pervasive or impact surrounding or neighboring properties. The type and location of site and building lighting should preclude direct glare onto adjoining property, public rights-of-way, or skyward. All lighting fixtures must be shielded to confine light spread on-site and to prevent nighttime light pollution.
 2. The design of all exterior light fixtures shall be compatible with the building's architecture.
 3. Pedestrian scale/decorative lighting along walkways and driveways is strongly encouraged. "High mast" poles are discouraged. The maximum height of walkway lighting shall be fifteen (15) feet.
 4. Main entrances to parking areas or buildings should have strong architectural lighting, particularly for project name or addresses.
 5. Open spaces should be adequately lighted with durable low maintenance fixtures.
 6. The location of light fixtures should correspond to anticipated use. Lighting of pedestrian movement paths should illuminate changes in grade, path intersections, seating areas and any other uses along the movement path that, if left unlighted, would create an unsafe situation.
 7. Night lighting of buildings is encouraged, but should be accomplished in a selective manner, avoiding overall building illumination that produces an undesirable look. Night lighting of buildings may be used to highlight special building features, emphasize repeated or decorative features, and use the juxtaposition of light and shadow to articulate the building facade.
- M. Utility and Mechanical Equipment Screening.

1. All exterior mechanical equipment, except solar collectors, whether on a roof, side of a building, or on the ground, shall be appropriately screened from public view. The method of screening shall be architecturally integrated with the primary building in terms of materials, color, shape and size. Where individual equipment is provided, a continuous screen is desirable.
 2. Roof mounted equipment should be avoided or appropriately concealed. For rooftop equipment, the screening materials shall be at least as high as the equipment being screened. Equipment requiring screening includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork, and transformers. Mechanical equipment shall not be permitted on any exposed portion of a pitched roof, except as may be approved through the site plan review process.
 3. Equipment should be placed in locations that are not exposed to view from the street or they should be suitably screened. Ground-mounted utility equipment such as, but not limited to, transformers, backflow devices, cable television boxes, electric power transformers and distribution facilities, water pumps, and telecommunications facilities (not including pole-mounted equipment) shall be screened from view on all sides with solid masonry walls or similar permanent buildings. Such masonry wall or building shall be of a neutral color. Screening with wood, chain-link, or similar fencing materials shall not be permitted. Electric and other metering equipment and panels shall be painted to match adjacent building and wall surfaces.
 4. All screening devices should be compatible with the architecture and color of the main building(s) and should not look like a "tacked on" addition.
 5. All antennas should be placed in building attics or interiors. All new units should be prewired to accommodate cable reception. Satellite dishes shall be located away from public view and should be considered early in the design process in terms of location and screening from view from the street and from common recreation areas.
- N. Refuse and Storage Areas.
1. Decorative treatment of trash and storage enclosures shall be used to minimize the adverse visual impact of these areas. Trash disposal areas, including dumpsters, shall be screened from view by a six-foot high enclosure with gates. Trash and storage enclosures shall be architecturally compatible with the project design, and landscaping shall be incorporated into their design to screen them and deter graffiti. Screening materials shall consist of fences, landscaping, and/or berming, and the use of natural terrain where possible.
 2. Trash enclosures should be located for the convenience of the residents and should be easily accessible for trash and recyclables collection, but should not impede circulation during loading operations. They should be designed to avoid areas that are dark or hidden from view of residents or neighbors.

Article VIII. – MIXED- USE DESIGN GUIDELINES

16.16.170 – General Provisions and Administration

Vertical and horizontal mixed-use projects are permitted in the General Commercial C2 zone.

Mixed-use projects- A project featuring a combination of multi-family units and compatible commercial uses, either arranged vertically within the same building or horizontally in separate buildings on the same site. Mixed-use projects may also consist of separate buildings or structures on the same parcel, provided that there are clearly defined pedestrian connections that integrate and unify the overall development.

16.16.175- Design Guidelines for Mixed-Use Projects

The City of Hesperia's Multifamily and Mixed-Use Objective Design Standards is incorporated by reference into this chapter. The Multifamily and Mixed-Use Objective Design Standards shall be treated as if contained within the City's Zoning Ordinance. All new mixed-use developments shall provide and maintain design standards and guidelines in compliance with the provisions of this article.

16.16.180- Development Standards for Mixed-Use Projects

Vertical mixed-use development (e.g. commercial and residential uses in a single structure) shall follow the development standards found in Section 16.16.350.

Horizontal mixed-use development (e.g. separate commercial and residential buildings on the same site) shall follow the commercial development standards found in Section 16.16.350 for commercial buildings, and the residential development standards in Section 16.16.120 for residential buildings, and consistent with R3 regulations.

In addition, the following development standards shall apply to vertical and horizontal mixed-use buildings in the General Commercial (C2) zone:

1. The minimum living area for residential units in a mixed-use project shall be 600 square feet for a studio unit, with 200 square feet for each additional bedroom.
2. A maximum of 30% of the residential units may be one bedroom or smaller.
3. The entrances to residential uses shall be separate and distinct from commercial uses. These entrances shall be secured.
4. Residential parking shall be secured and separated from public parking.
5. Residential units shall have adequate sound insulation to protect occupants.
6. Mixed-use developments shall be designed so that odors emanating from businesses on the ground floor do not impact the uses above.
7. Refuse facilities shall be located and screened to minimize impacts from related odor and noise.
8. Commercial loading facilities shall be located to minimize noise impacts and maintain access to residential areas.

Design standards and guidelines for vertically and horizontal mixed-use projects are provided in the The City of Hesperia's Multifamily and Mixed-Use Objective Design Standards

16.16.310 - Commercial and industrial land use designations.

- A. Purpose. This article lists the land uses that may be allowed within the commercial and industrial land use designations established by the general plan and determines the permit process required for each use. All commercial and industrial land use designation regulations in this article are intended to be used concurrently with the general plan and other chapters in this development code, including Articles X and XI, or XII in this chapter. The commercial and industrial land use designations are as follows:
 1. Convenience Commercial (C1). The convenience commercial (C1) designation is intended to meet the needs of local neighborhood residents. Businesses within the C1 designation should be smaller in floor area than the other commercial designations and should be less-intense in impacts such as traffic and noise due to the proximity of residentially designated properties. Uses within convenience commercial areas should include convenience-type goods and services intended to provide for the daily (short-term) needs of surrounding residential neighborhoods.
 2. General Commercial (C2). The general commercial (C2) designation is intended for goods and services of a general nature as well as professional offices that will meet both the short and long-

term needs of the city's population. Multi-family residential uses are also allowed in the C2 designation as either a standalone development or as part of a mixed-use project. Housing types may include townhouses, condominiums, duplexes, triplexes, and apartments.

3. Service Commercial (C3). The service commercial (C3) designation is intended for utilization as a buffer between residential or commercial uses and industrial uses. Service commercial uses include business-to-business retail and wholesale sales and services. All business operations shall be conducted within an enclosed building, and no outdoor storage shall be permitted.
4. Limited Industrial (I1). The limited industrial (I1) designation is intended to include lighter industrial uses and supportive service commercial uses. Wholesale or retail sale of industrial supplies, transportation equipment, building equipment and materials, indoor manufacturing uses, and similar uses may be permitted in this designation. In addition, supportive commercial uses such as restaurants or convenience markets that serve consumers within the industrial area may be allowed.
5. General Industrial (I2). The general industrial (I2) designation is intended to permit the establishment of manufacturing and related uses within the city in areas which are protected from encroachment by incompatible residential uses. This designation permits the heaviest types of manufacturing and industrial uses with approval of a site plan or conditional use permit. Manufacturing, warehousing, and fabrication uses are all appropriate for this designation.

16.16.320 Commercial and industrial uses.

Land Uses	Land Use Designations				
	C1	C2	C3	I1	I2
A. Art studio/gallery (including photo)	R	R	R	R	
B. Assemblies of people — Entertainment (e.g., theater — Live performance, auditorium, banquet hall, nightclub, etc.) ¹		R	R	R	R
C. Auction service, exchange or barter			R	R	R
D. Automotive parking	R	R			
E. Bank and financial institution/service	R	R			
F. Bar, saloon, cocktail lounge and tavern		CUP			
G. Business support services and facilities (including graphic reproduction, computer-service, uniform store, etc.)		R	R	R	R
H. Catering establishment		R	R	R	R
I. Cemetery	R	R	R	R	R
J. Club or lodge (non-profit), fraternal or religious association	CUP	R			
K. Composting plant	NP	NP	NP	NP	CUP
L. Contractors and building trades	R	R	R	R	R
M. Equipment sales and rental — Indoors		R	R	R	
N. Grocery store (not including off-sale alcohol ⁷)	R	R	R	NP	NP
O. Health and fitness club	R	R	R	R	R
P. Heavy equipment sales and rental				R	R
Q. Helicopter landing and take-off pad		CUP		CUP	CUP
R. Historical and monument site	R	R	R	R	R
S. Home improvement sales and service, retail (e.g., hardware, lumber and building materials stores)	R	R	R		
T. Hospital		CUP	CUP	CUP	CUP

U. Hotel/motel		R			
V. Impound/towing ²	NP	NP	NP	CUP	CUP
W. Industrial uses (includes outdoor storage ³)	NP	NP	NP	P	P
X. Institutional uses	R	R	R	R	R
Y. Kennel — Boarding of domestic animals		CUP	CUP	R	R
Z. Laboratory — Research		CUP		R	R
AA. Machine shop/repair				R	R
BB. Manufactured housing (sales)				R	R
CC. Manufacturing/warehouse (includes outdoor storage ³)				R	R
DD. Medical services (not including hospitals)		R	R	NP	NP
EE. Microwave and radio communication towers and facilities			R	R	R
FF. Self-storage facilities ²	CUP	CUP	CUP	CUP	CUP
GG. Mortuary, not include crematory		R			
HH. Museum, library and reading room	R	R	R		
II. Off-sale alcohol establishment (ABC type 20 & 21 licenses) ⁷	CUP	CUP			
JJ. Office/professional buildings	R	R	R	R ⁵	R ⁵
KK. Parking/storage of recreational vehicles			R	R	R
LL. Personal services (e.g., spas, salons, tattoo shops and massage facilities) ⁸	R	R	R		
MM. Planetarium, aquarium, botanical garden and zoo		R			
NN. Publishing and printing		R	R	R	
OO. Processing (recycling) facility ⁴	NP	NP	NP	CUP	CUP
PP. Recreational facility — Commercial		R	R	R	
QQ. Recycling center — Large collection facility ⁴	NP	NP	NP	CUP	CUP
RR. Repair shop — Small items	R	R	R	R	R
SS. Restaurant (sit down and takeout), including outdoor dining ²	R	R	R		
TT. Retail sales (not including off-sale alcohol ⁷ or single price overstock/discount stores (SPODS)))	R	R	R	R ⁶	R ⁶
UU. School — Trade, community college, university		R	R	R	R
VV. School — Specialty non-degree (e.g., dance and martial arts)	R	R	R	R	R
WW. Semi-truck repair and storage				CUP	CUP
XX. Shopping center (not including off-sale alcohol ⁷)	R	R	R		
YY. Single price overstock/discount stores (SPODS)	CUP	CUP	CUP		
ZZ. Outdoor storage of shipping containers and semi-truck trailers as a primary use ²	NP	NP	NP	CUP	CUP
AAA. Trucking facilities including truck terminals, bus terminals, and truck storage yards ²				CUP	CUP
BBB. Theater	NP	NP	NP	NP	NP
CCC. Upholstery and furniture repair/refinishing		R	R	R	R
DDD. Vehicle fuel station ²	CUP	CUP	CUP		
EEE. Vehicle parts and accessories sales		R	R		

FFF. Vehicle repair facility — Major (not including semi-truck repair)		CUP	CUP	R	R
GGG. Vehicle repair facility — Minor		CUP	CUP	R	R
HHH. Vehicle sales/rentals and leasing — new and used ²		R			
III. Vehicle wash facility ²		CUP	CUP	CUP	
JJJ. Veterinary services — Clinics and small animals hospitals (short term boarding)	R	R	R		
KKK. Warehousing and wholesale distribution center				R	R
LLL. Wrecking yard ²	NP	NP	NP	NP	CUP
MMM Pallet Yards Place Holder					
NNN Multi-family residential uses, as permitted in the R3 zone ⁹		<u>R</u>			
OOO Horizontal and Vertical Mixed-use ¹⁰		<u>R</u>			
PPP Group Homes for six or fewer persons		<u>R</u>			

Notes:

1. Shall not include a motion picture theater. Establishments serving alcohol shall require a CUP.
2. Shall correspond with standards in Section 16.16.365 (Specific land use standards).
3. Shall be subject to Section 16.16.360(A)(4).
4. Shall be subject to Section 16.16.070 (Recycling facilities).
5. Shall be supportive to a manufacturing/industrial use.
6. May sell products manufactured or distributed on-site pursuant to Section 16.16.360(A)(3).
7. Applications for off-sale alcohol (type 20 and 21 ABC licenses) below 12,000 SF in floor area shall be forwarded to the city council for final action. Such establishments shall be located within five hundred (500) feet of the intersection of two arterial or major arterial streets identified on the City's adopted circulation plan.
8. Massage facilities shall correspond with standards in Chapter 5.20.
9. Permitted residential uses shall consist only of mixed- use development and multi-family development with a density of 20 to 30 units per acre. Single family residential units are not allowed.
10. Shall be subject to Article VIII MIXED- USE DESIGN GUIDELINES.

16.16.350 Commercial and industrial development standards.

- A. New and existing developments in commercial and industrial land use designations shall be subject to the development standards in this article, unless otherwise specified.
- B. The development standards in this table shall be required within each land use designation:

	C1	C2 ⁶	C3	I1	I2
A. Maximum floor area ratio (FAR)	0.5	1.0	0.5	1.0	
B. Height	35' ¹			50' ¹	
C. Minimum lot area (gross)	2½ acres ²	5 acres ²	2½ acres ²	1 acre ²	2½ acres ²

D. Minimum lot dimension — Width, includes corner lots	300'	150'	300'
E. Minimum lot dimension — Depth, includes corner lots	300'	200'	300'
F. Front yard setback	25' ³		
G. Side street yard setback — Corner lot	15' ³	15' ⁴	
H. Side yard setback	0'		
I. Side yard setback, when adjacent to residential	20' ⁴	50' ⁴	
J. Rear yard setback	0'		
K. Rear yard setback, when adjacent to residential	20' ⁴	50' ⁵	
L. Landscaping	Chapter 16.20, Article XII		
M. Signs	Section 16.16.095 Chapter 16.36		
N. Parking	Sections 16.20.080 through 16.20.120		

Notes:

- Proposals for development exceeding this height shall be subject to Chapter 16.16, Article VI (Variances and Minor Exceptions) of this development code.
- The minimum site size and dimensions for new lots in this designation are as listed here, except in the case when a site plan review, conditional use permit or planned development is submitted, in which case, no minimum is established. This exception is only applicable when the site is being developed as one integrated development and appropriate measures are taken to ensure reciprocal access, parking and maintenance.
- Minimum landscaping of eight feet is required adjacent to the property lines, pursuant to Chapter 16.20, Article XII (landscaping regulations) of this development code.
- Minimum landscaping of five feet is required adjacent to the property lines, pursuant to Chapter 16.20, Article XII (landscaping regulations) of this development code.
- Minimum landscaping of ten feet is required adjacent to the property lines, pursuant to Chapter 16.20, Article XII (landscaping regulations) of this development code.
- For Multi-family residential projects, R3 development standards shall be used, pursuant to Chapter 16.16 Article V (Residential Development Standards).

MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN:

The following are modifications to Chapters 7, 8, and 9 of the Main Street and Freeway Corridor Specific Plan (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

Chapter 7- Residential Zones of the Main Street and Freeway Corridor Specific Plan.

E. MEDIUM DENSITY RESIDENTIAL ZONE

4. Development Standards

All property in the Medium Density Residential zone shall be developed according to the following standards:

The City of Hesperia's Multifamily and Mixed-Use Objective Design Standards are incorporated by reference into this chapter. The Multifamily and Mixed-Use Objective Design Standards shall be treated as if contained within the City's Zoning Ordinance.

All new multi-family developments and mixed-use developments shall provide and maintain design standards and guidelines in compliance with the provisions of this article. The Objective Design Standards apply to all new construction projects that meet the following criteria:

- a. Multi-family residential projects consisting of three or more dwelling units, including detached and attached condominiums.
- b. Mixed-use projects- A project featuring a combination of multi-family units and compatible commercial uses, either arranged vertically within the same building or horizontally in separate buildings on the same site. Mixed-use projects may also consist of separate buildings or structures on the same parcel, provided that there are clearly defined pedestrian connections that integrate and unify the overall development.

Applicants may submit a written request to opt out of the City's Multi-Family and Mixed-Use Objective Design Standards for standalone multi-family projects. If approved, the project will not be reviewed against the design standards and guidelines listed below.

F. HIGH DENSITY RESIDENTIAL ZONE

4. Development Standards

All property in the High Density Residential zone shall be developed according to the following standards:

The City of Hesperia's Multifamily and Mixed-Use Objective Design Standards are incorporated by reference into this chapter. The Multifamily and Mixed-Use Objective Design Standards shall be treated as if contained within the City's Zoning Ordinance.

All new multi-family developments and mixed-use developments shall provide and maintain design standards and guidelines in compliance with the provisions of this article. The Objective Design Standards apply to all new construction projects that meet the following criteria:

- a. Multi-family residential projects consisting of three or more dwelling units, including detached and attached condominiums.
- b. Mixed-use projects- A project featuring a combination of multi-family units and compatible commercial uses, either arranged vertically within the same building or horizontally in separate buildings on the same site. Mixed-use projects may also consist of separate buildings or structures on the same parcel, provided that there are clearly defined pedestrian connections that integrate and unify the overall development.

Applicants may submit a written request to opt out of the City's Multi-Family and Mixed-Use Objective Design Standards for standalone multi-family projects. If approved, the project will not be reviewed against the design standards and guidelines listed below.

G. MIXED-USE ZONE

4. Development Standards

All property in the Mixed-Use zone shall be developed according to the following standards:

The City of Hesperia's Multifamily and Mixed-Use Objective Design Standards are incorporated by reference into this chapter. The Multifamily and Mixed-Use Objective Design Standards shall be treated as if contained within the City's Zoning Ordinance.

All new multi-family developments and mixed-use developments shall provide and maintain design standards and guidelines in compliance with the provisions of this article. The Objective Design Standards apply to all new construction projects that meet the following criteria:

- a. Multi-family residential projects consisting of three or more dwelling units, including detached and attached condominiums.
- b. Mixed-use projects- A project featuring a combination of multi-family units and compatible commercial uses, either arranged vertically within the same building or horizontally in separate buildings on the same site. Mixed-use projects may also consist of separate buildings or structures on the same parcel, provided that there are clearly defined pedestrian connections that integrate and unify the overall development.

Applicants may submit a written request to opt out of the City's Multi-Family and Mixed-Use Objective Design Standards for standalone multi-family projects. If approved, the project will not be reviewed against the design standards and guidelines listed below.

Chapter 8- Residential Design Standards and Guidelines of the Main Street and Freeway Corridor Specific Plan.

A. INTRODUCTION

1. Purpose

This chapter provides standards and guidelines for designing new residential development and for exterior alterations and additions to existing homes and residential structures. The guidelines are intended to identify appropriate and attractive design solutions to improve the appearance and quality of the Specific Plan area's residential neighborhoods and enhance property values. Property owners, developers, architects, building designers, and contractors seeking to construct new residential structures, or alterations and additions to existing structures, should use these standards and guidelines in the early design stages of their projects. These guidelines are not intended to limit creative site planning and architecture that are consistent with the stated goals and within the context of surrounding neighborhood patterns. Innovative design solutions are strongly encouraged. Refer to Chapter 7 (Residential Zones) of this Plan for specific development standards pertaining to residential uses.

2. Applicability

These standards and guidelines apply to all new single family and multi-family residential construction, and exterior alterations or additions to any existing dwelling or residential structure. These guidelines are in addition to the development standards set forth in Chapter 7 (Residential Zones) of this Plan.

For new construction of multi-family residential, the City of Hesperia's Multi-family and Mixed-Use Objective Design Standards shall be utilized. The Objective Design Standards apply to all new construction projects that meet the following criteria:

- 1) Multi-family residential projects consisting of three or more dwelling units, including detached and attached condominiums.
- 2) Mixed-use projects - A project featuring a combination of multi-family residential and compatible commercial uses, either arranged vertically within the same building or horizontally in separate buildings on the same site. Mixed-use projects may also consist of separate buildings or structures on

the same parcel, provided that there are clearly defined pedestrian connections that integrate and unify the overall development.

Detached single-family residential projects located on a single-ownership parcel are not subject to the Objective Design Standards, but must satisfy existing development standards set forth in the City's Development Code, including but not limited to, the design standards and guidelines listed below.

If an applicant so chooses, they may request in writing to opt out of the City's Multifamily and Mixed-Use Objective Design Standards in lieu of their project being reviewed against the design standards and guidelines contained in this Specific Plan.

I. DESIGN STANDARDS AND GUIDELINES FOR VERTICAL AND HORIZONTAL MIXED-USE DEVELOPMENT

Vertical and horizontal mixed-use projects are permitted in the Regional Commercial zone as described in Chapter 9, when it falls within the Main Street/Interstate 15 District. This section provides standards and guidelines for designing new high quality, ~~vertical~~ mixed-use projects. It provides opportunities to weave residential and public uses into the commercial fabric to create an active street life and enhance the vitality of businesses.

~~Property owners, developers, and architects seeking to develop new mixed-use projects should use these guidelines in the early design stages of their projects. These guidelines are intended to limit creative site planning and architecture that is consistent with the stated goals and within the context of surrounding neighborhood patterns. Innovative project design is strongly encouraged.~~

The City of Hesperia's Multifamily and Mixed-Use Objective Design Standards are incorporated by reference into this chapter. The Multifamily and Mixed-Use Objective Design Standards shall be treated as if contained within the City's Zoning Ordinance.

All new multi-family developments and mixed-use developments shall provide and maintain design standards and guidelines in compliance with the provisions of this article. The Objective Design Standards apply to all new construction projects that meet the following criteria:

- a. Multi-family residential projects consisting of three or more dwelling units, including detached and attached condominiums.
- b. Mixed-use projects- A project featuring a combination of multi-family units and compatible commercial uses, either arranged vertically within the same building or horizontally in separate buildings on the same site. Mixed-use projects may also consist of separate buildings or structures on the same parcel, provided that there are clearly defined pedestrian connections that integrate and unify the overall development.

Applicants may submit a written request to opt out of the City's Multi-Family and Mixed-Use Objective Design Standards for standalone multi-family projects. If approved, the project will not be reviewed against the design standards and guidelines listed below.

Please refer to the Section B (Regional Commercial Zone) in Chapter 9 (Non-Residential Zones) of this Plan for specific development standards pertaining to mixed-use projects. Detailed design guidelines for stand-alone residential uses are provided in Chapter 8 (Residential Design Standards and Guidelines) and for stand-alone commercial uses are provided in Chapter 10 (Commercial Design Standards and Guidelines) of this Plan.

The following design standards and guidelines apply to vertical mixed use projects.

Chapter 9- Non-Residential Zones of the Main Street and Freeway Corridor Specific Plan.

B. REGIONAL COMMERCIAL ZONE

The Regional Commercial zone is intended for regional-serving commercial and service uses that are designed to serve the region as a whole. The regional commercial uses envisaged in this zone include large-scale “big box” regional shopping centers, hospitality and entertainment uses such as live performance theatres, a casino, hotels, convention spaces, as well as restaurants, specialty and supporting retail. The design and development standards for this zone are designed to provide a high-quality appearance from the Interstate-15 freeway corridor and compatibility with the adjacent commercial, residential and recreational uses.

The Regional Commercial zone falls in four of the land use districts along the Interstate-15 corridor, as described in Chapter 5 (Land Use Districts) of this Plan. These districts provide enhanced regional accessibility and visitor draw. ~~When this zone falls in the Interstate-15/Main Street Interchange District, H~~high density multi-family residential uses, ~~either standalone or~~ as a part of a mixed-use development, are permitted to create an active, vibrant, mixed-use precinct for “live-work-shop-play” with 24-hour activity.

This section describes the permitted, conditionally permitted and prohibited uses, as well as development standards for the Regional Commercial zone.

1. Permitted Uses

The following uses are permitted in the Regional Commercial zone:

- a) Artist studio (including photo).
- b) Assemblies of people – live entertainment venues - (e.g., theatre - live performance, auditoriums, banquet halls, nightclubs, etc.).
- c) Banks and financial institutions/services.
- d) Business support services and facilities (including graphic reproduction, computer services, etc.).
- e) Catering establishments.
- ~~f)~~ Grocery stores.
- ~~f)g)~~ Group homes for six or fewer people.
- ~~g)h)~~ Health and fitness clubs.
- ~~h)i)~~ Home improvement sales and service, retail (e.g., hardware, lumber and building material stores).
- ~~i)j)~~ Hotel.
- ~~j)k)~~ Medical services - clinic, medical/dental offices, laboratory, urgent/express care, and optometrist (not including hospital).
- ~~l)~~ Motel.
- ~~k)m)~~ Multi-family residential, either standalone or as a part of a mixed-use development (East of Interstate 15)
- ~~h)n)~~ Offices (administrative, business, executive and professional, but not including medical or dental).
- ~~m)o)~~ Outdoor sales and display, incidental to the primary use.
- ~~n)p)~~ Personal services (e.g., barber shop, beauty salon, spa, tailor, dry cleaner, selfservice laundry, etc.).
- ~~o)q)~~ Repair shop – small items (computers, small appliances, watches, etc), with incidental sales.
- ~~p)r)~~ Restaurants (sit down and take out), including outdoor dining.
- ~~q)s)~~ Retail sales.
- ~~r)t)~~ Schools - specialty non-degree (e.g., dance and martial arts).
- ~~s)u)~~ Shopping center – more than 10 acres in size.
- ~~t)v)~~ Vehicle parts and accessories sales.
- ~~u)w)~~ Accessory structures and uses customarily incidental to any permitted uses when located on the same site with the main building and use.
- ~~v)x)~~ Veterinary services with no outdoor runs.
- ~~w)y)~~ Drive thru lanes incidental to the primary use, pursuant to the HMC.

z) Other similar uses, as interpreted by the Development Services Director or his/her designee.

2. Conditionally Permitted Uses

The following uses are conditionally permitted in the Regional Commercial zone:

- a) Alcohol sales – on-site, incidental to the primary use.
- b) Alcohol sales – off-site.
- c) Assisted living (residential care facilities).
- d) Bars, saloons, cocktail lounges and taverns.
- e) Bus terminals.
- f) Day care facility – child or adult, pursuant to the Hesperia Municipal Code (HMC).
- g) Hospital.
- h) ~~Multi-family residential, either standalone or as a part of a mixed-use development (West of the Interstate 15 and South of El Centro Road). development in the Interstate 15/Main Street Interchange District.~~
- i) Recreational facilities – commercial (e.g., billiard parlors and pool halls, bowling alleys, etc.).
- j) Schools – college, community college, university (public or private).
- k) Schools – vocational and technical.
- l) Vehicle fuel stations (i.e., gasoline stations).
- m) Vehicle sales and leasing – new and used.
- n) Vehicle rental.
- o) Vehicle repair facilities – minor.
- p) Vehicle wash facilities.

3. Prohibited Uses

The following uses are prohibited in the Regional Commercial zone:

- a) Agricultural uses.
- b) General industrial uses.
- c) Mini-storage.
- ~~e)d)~~ Multi-family residential, either standalone or as a part of a mixed-use development (West of the Interstate 15 and North of El Centro Road)
- ~~e)e)~~ Other uses not specifically authorized or determined by the Development Services Director or his/her designee to be detrimental to the public welfare.

4. Development Standards

All property in the Regional Commercial zone shall be developed according to the following standards:

The City of Hesperia's Multifamily and Mixed-Use Objective Design Standards are incorporated by reference into this chapter. The Multifamily and Mixed-Use Objective Design Standards shall be treated as if contained within the City's Zoning Ordinance.

All new multi-family developments and mixed-use developments shall provide and maintain design standards and guidelines in compliance with the provisions of this article. The Objective Design Standards apply to all new construction projects that meet the following criteria:

- a. Multi-family residential projects consisting of three or more dwelling units, including detached and attached condominiums.
- b. Mixed-use projects- A project featuring a combination of multi-family units and compatible commercial uses, either arranged vertically within the same building or horizontally in separate buildings on the same site. Mixed-use projects may also consist of separate buildings or structures

on the same parcel, provided that there are clearly defined pedestrian connections that integrate and unify the overall development.

Applicants may submit a written request to opt out of the City's Multi-Family and Mixed-Use Objective Design Standards for standalone multi-family projects. If approved, the project will not be reviewed against the design standards and guidelines listed below.

4.16 Development Standards for Multi-Family Residential Development in the Regional Commercial Zone

~~Within the Main Street/Interstate-15 District only, m~~Multi-family residential development (either standalone or as a part of a mixed-use development) is allowed in the Regional Commercial zone.

Mixed-use development is defined as an integration of residential uses with compatible commercial uses, vertically or horizontally, within the same building or structure. A mixed-use project may also constitute separate buildings or structures on the same property of land, so long as there is a pedestrian connection between buildings that integrates and unifies the project. Development standards provided for the High Density Residential zone in Chapter 7 (Residential Zones) of this Plan apply with the following exceptions:

- (1) The permitted gross residential density range is 15 – ~~25-30~~ units/acre.
- (2) The maximum building height for stand-alone residential buildings shall be 45 feet.
- (3) The exceptions as noted in Section 16.20.060 of the HMC also apply.
- (4) Refer to Sections F-H, Chapter 8 (Residential Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscape design standards and guidelines, for multi-family residential uses.

Development standards for vertically mixed use projects are provided in the following section 4.17.

4.17 Development Standards for Vertical Mixed Use Buildings

The following development standards shall apply to vertical and horizontal mixed-use buildings in the Regional Commercial zone ~~when it falls in Main Street/Interstate-15 District:~~

- (1) The minimum living area for residential units in a mixed use project shall be 600 square feet for a studio unit, with 200 square feet for each additional bedroom.
- (2) A maximum of 30% of the residential units may be one-bedroom or smaller.
- (3) The entrances to the residential uses shall be separate and distinct from commercial uses. These entrances shall be secured.
- (4) Residential parking shall be secured and separated from public parking.
- (5) Residential units shall have adequate sound insulation to protect occupants.
- (6) Mixed-use developments shall be designed so that odors emanating from businesses on the ground floor do not impact uses above.
- (7) Refuse facilities shall be located and screened to minimize impacts from related odor and noise.
- (8) Commercial loading facilities shall be located to minimize noise impacts and maintain access to residential areas.

Design standards and guidelines for vertically mixed use projects are provided in the Section I in Chapter 8 (Residential Design Standards and Guidelines) of this Plan.