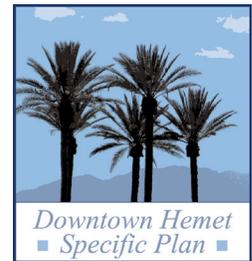


## CHAPTER 5 Residential Zones

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### A. Introduction

This chapter sets forth the use regulations, development standards and design guidelines for the Residential Zones the Downtown Hemet Specific Plan area. The requirements of this chapter are intended to provide development and design criteria that reinforce the desired character for the residential neighborhoods in Downtown Hemet.

### B. Residential Zones

The Residential Zones in the Downtown Hemet Specific Plan area are shown in Figure 3-1 in Chapter 3 and described as follows:

- 1. Single Family Residential (SFR) Zone.** The SFR Zone is established to preserve and enhance desirable characteristics of the Downtown single family neighborhoods. As described in General Plan 2030, the Kimball Avenue, Franklin Street, and Gilbert Street neighborhoods have historically complemented Hemet's Downtown retail and business core by housing residents who worked or shopped there. These neighborhoods are an integral part of Downtown Hemet and their historic integrity should be maintained and enhanced. Development of infill lots in this zone should be of a compatible single family residential scale and density to the surrounding houses.
- 2. Mixed Residential (MR) Zone.** The MR Zone is established to maintain and enhance the mixed nature of the residential area in the West Latham District, which contains both single and multi family uses. Existing single family uses are encouraged to be preserved, while new medium density residential uses

are encouraged on larger lot sizes to increase housing choices proximate to the Downtown core, civic center, and future transit mobility hub. Sensitive design, including front stoops, porches, and setbacks are required to ensure compatibility with and sensitivity to the single family residential uses in the neighborhood. Walk-up townhomes that face the street are encouraged.

*Residential development within the Mixed Residential Zone can be in a variety of configurations. Well-designed multi-family residential may range from walkups and attached row houses to bungalow courts to stacked flats. Medium to higher density housing proximate to the future transit mobility hub will help increase transit ridership and pedestrian activity in Downtown.*



## C. Use Regulations

- Principal uses.** This section prescribes the land use regulations for the Residential Zones. Table 5-1 identifies the principal uses and the permit or review required to establish each use as follows: Permitted (P), Conditional Use Permit (C) subject to Section 90-42 of the HMC, or Small Group Home Permit (SGHP) subject to Article X of the HMC.

If a use is not specifically listed in Table 5-1, that use is prohibited. However, the Community Development Director shall have the authority to determine whether a proposed use is permitted based on findings that the use is similar to and no more detrimental than a particular use permitted in the zone. Additional regulations contained in the Hemet Municipal Code (HMC) and/or this Specific Plan are also identified.

**Table 5-1: Use Regulations for Residential Zones**

Land Use Types	Zones		Additional Regulations
	SFR	MR	
<b>Residential Uses</b>			
Accessory structures (non-dwelling)	P	P	HMC Section 90-320 and 90-386(d)
Assisted living	--	C	
Bed and breakfast	C	C	HMC Sections 90-4 and 90-42
Group home, small	SGHP	SGHP	HMC Article X, Division 1
Home occupation	P	P	HMC Section 90-72
Multi-family dwellings	--	P	
Secondary dwelling unit	P	--	HMC 90-321
Single family dwelling, detached	P	P	
Small licensed residential care facility	P	--	HMC Article X, Division 1
<b>Commercial Uses</b>			
Day care facility, 6 or less clients	P	P	HMC Section 90-4
Day care facility, more than 6 clients	--	C	HMC Section 90-4
<b>Education / Public Assembly / Public Facility Uses</b>			
Educational facilities, including elementary, secondary and vocational schools and colleges	C	C	
Outdoor street fairs, temporary	P	P	HMC Section 90-73
Places of assembly (religious institution, meeting hall, community center, etc.)	C	C	
Public park and open space	P	P	

## D. Development Standards

- General.** Table 5-2 identifies the development standards applicable to all development in the Residential Zones. Additional regulations contained in Chapter 90 of the HMC are also identified. Development of the site and structures shall be consistent with all applicable design guidelines contained in this chapter.
- Application Review.** To determine application review requirements for new development and modifications to existing development, refer to Section 90-49 of the HMC (Pre-Application Review) and Chapter 3, Section E (Site Development Review) of this Specific Plan.

**Table 5-2: Development Standards for Residential Zones**

Standard	Zones		Additional Regulations
	SFR	MR <sup>1</sup>	
Residential Density - Maximum	5 du/ac	18 du/ac	
Lot Area - Minimum (new lots)	5,000 sf	1/2 acre	
Lot Depth - Minimum (new lots)	80 ft	100 ft	
Lot Width - Minimum (new lots)	50 ft	80 ft	
Lot Coverage - Maximum (net site area)	65% <sup>2</sup>	60%	
Front Yard Setback - Minimum	20 ft <sup>3</sup>	20 ft <sup>3</sup>	HMC sections 90-314(f), 90-318, and 90-386(a)(b)
Rear Yard Setback - Minimum	10 ft <sup>4</sup>	15 ft <sup>4</sup>	HMC sections 90-314(f), 90-318, and 90-386(a)(b)
Street Side Yard Setback - Minimum	10 ft <sup>3</sup>	15 ft <sup>3</sup>	HMC sections 90-314(f), 90-318, and 90-386(a)(b)
Interior Side Yard Setback - Minimum	5 ft <sup>4</sup>	5 feet for each story <sup>4</sup>	HMC sections 90-314(f), 90-318, and 90-386(a)(b)
Building Height - Maximum	2 stories or 35 ft	3 stories or 40 ft	HMC sections 90-319 and 90-386(c)
Distance between Buildings - Minimum	--	15 ft	
Livable Area (single family) - Minimum	1,200 sf	1,200 sf	
Unit Size - Minimum - Multi-family development			
a. Studio	--	550 sf	
b. One bedroom	--	700 sf	
c. Two bedroom	--	900 sf	
d. Three bedroom	--	1,100 sf	
Residential Common Open Space Area - Minimum <sup>5</sup>	--	250 sf/du <sup>6</sup>	HMC Section 90-386(f) and Section E, Open Space, of this chapter
Residential Private Open Space Area - Minimum	--	200 sf-du <sup>7</sup>	HMC Section 90-386(f) and Section E, Open Space, of this chapter

**Table 5-2: Development Standards for Residential Zones (continued)**

<b>Table 5-2 Notes:</b>	
1.	The development standards for the Mixed Residential (MR) Zone apply to multi-family residential development; single-family residential development in the MR Zone shall follow the development standards of the Single Family Residential (SFR) Zone.
2.	Maximum lot coverage applies to single story homes; the maximum lot coverage for new two story homes shall be 45%.
3.	With the exception of the driveway and walkway(s), all areas within the street-fronting yards shall be landscaped.
4.	Minimum rear and side yard setbacks for new detached garages shall be 5 feet. Minimum rear and side yard setbacks for existing legal non-conforming garages shall be 3 feet. Garage structures with less than a setback of 3 feet shall be modified so as to have a one-hour fire wall in the case of rebuilding said garage structure.
5.	More than one open space area may be provided on a lot. The sum of square footages for all eligible open space areas on a lot shall comprise the total open space area for that lot. Required side or rear yard areas may be included in the calculated open space area, but a required front yard area shall not be included. Open space areas shall have no parking, driveway or right-of-way encroachments.
6.	Minimum dimension shall be 20 feet.
7.	Minimum dimension shall be 7 feet.

**3. Off-Street Parking.** Table 5-3 identifies parking requirements for allowable land uses in the Residential Zones.

**Table 5-3: Off-Street Parking Requirements**

Land Use	Number of Parking Spaces
<b>Residential</b>	
Studio	1 space/unit (minimum 1 covered space) + 0.25 visitor spaces/unit
1 Bedroom	1.5 spaces/unit (minimum 1 covered space) + 0.25 visitor spaces/unit
2+ Bedrooms	2 spaces/unit (minimum 1 covered space) + 0.25 visitor spaces/unit

## E. Multi-Family Residential Design Guidelines

This section provides design guidelines for multi-family residential development, as well as the multi-family residential portion of mixed use developments, in the Downtown Hemet Specific Plan area. The guidelines are intended to identify appropriate and attractive design solutions to improve the appearance and quality of Downtown's residential neighborhoods and enhance property values. In addition, sustainability guidelines that help reduce environmental impacts, promote energy efficiency, and facilitate a healthier environment are incorporated throughout the design guidelines.

Design evaluation shall be based on substantial compliance with the intent and guidelines set forth in this section, and projects shall be approved, conditionally approved or denied on such basis. While the guidelines are not absolute requirements, proposed multi-family residential projects should adhere to each of the guidelines unless it is determined by the review body that a guideline is not feasible and/or appropriate for a specific project. These guidelines are in addition to land use regulations and development standards contained in this chapter.

The multi-family residential design guidelines have been established in order to accomplish the following goals:

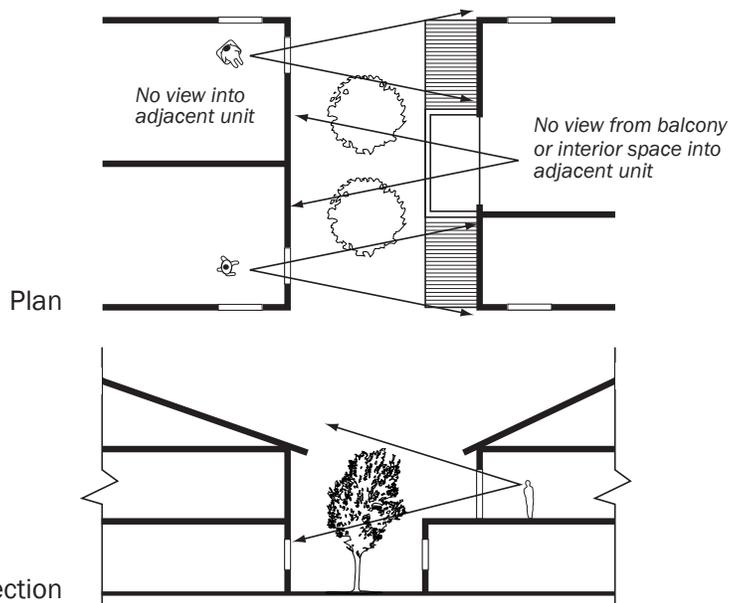
- Contribute to a positive physical image and identity of multiple family residential development.
- Contribute to the character of the neighborhood by respecting the scale, proportion and architectural style of the surrounding area.
- Create attractive and functional site arrangements of buildings, open space, recreation areas and parking areas.
- Create visual interest and individual unit identity while maintaining a sense of harmony in the project.
- Promote design creativity, interest and variation along residential streets while still reflecting common, characteristic neighborhood patterns.
- Provide for physical improvement of residential properties to enhance property values and aesthetic quality of neighborhoods.
- Preserve and incorporate natural amenities unique to the site into the project.
- Encourage environmental sensitivity in development.

### Sustainability Symbol

This leaf symbol appears throughout this section to identify design guidelines that will help reduce environmental impacts and promote a healthier environment.

## 1. Building Siting and Orientation

- a) While meeting the minimum setbacks as established in Table 5-2 of this chapter, generally approximate the front and side yard setbacks of adjacent development and the pattern on the block to help unify the neighborhood.
- b) In larger projects, cluster multi-family units, or break up into groups of structures. Avoid the use of long access balconies and corridors. Cluster access points to individual units in large projects into groups of four or less.
- c) For street-facing ground floor units on busy streets, consider raising the ground floor level by up to three feet to provide additional privacy and noise buffer, or provide transitional spaces in the form of raised stoops and entry porches.
- d) Orient individual buildings in multi-family projects to promote privacy to the greatest extent possible. Offset or stagger windows, balconies or similar openings above the first story so as not to have a direct line-of-sight into adjacent units within the development. In addition, design units above the first story so that they do not look directly onto private patios or backyards of adjoining residential property or units.
- e) Design new multi-family development to make the best use of available sun, light and shade. This can be accomplished in the following ways:
  - Use windows for natural light as much as possible. Design windows for through airflow to promote natural cooling.
  - Use trees or roofs with large overhangs to shade the units, particularly over south-facing windows.
  - Use patios and porches to buffer the units from heat gain.
  - Locate private and common open space in a manner to maximize use of sun and shade patterns, natural drainage and existing trees and vegetation.
- f) Site new residences to maximize views of the mountains, particularly from common and private open space areas.

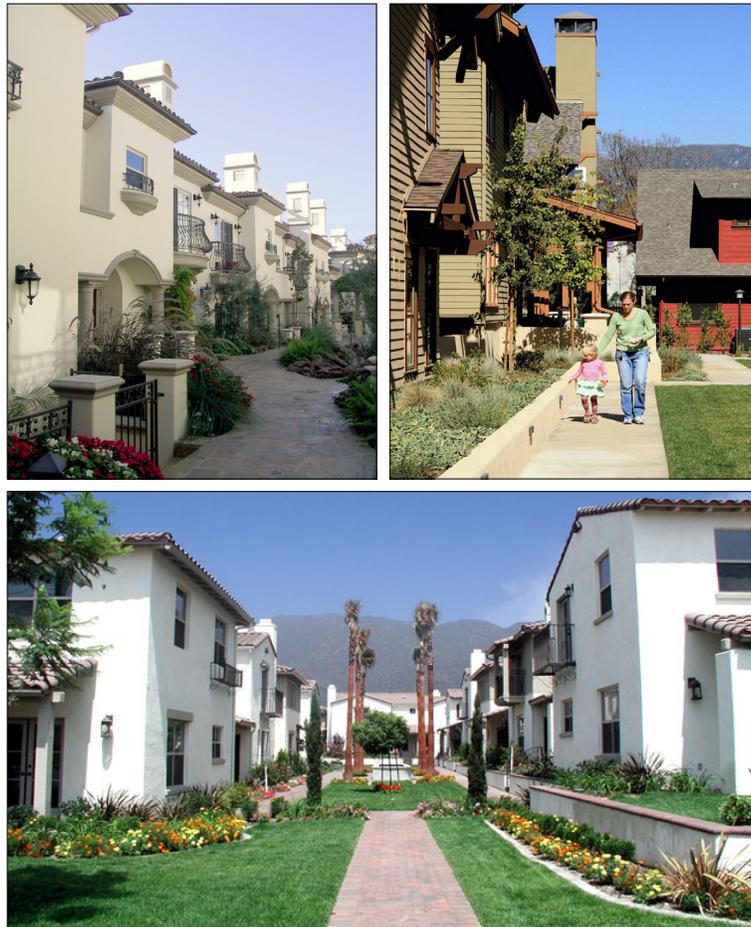


Use trees and landscaping as screening and offset windows and balconies (or patios) to maintain privacy between residential units.

## 2. Pedestrian Connectivity

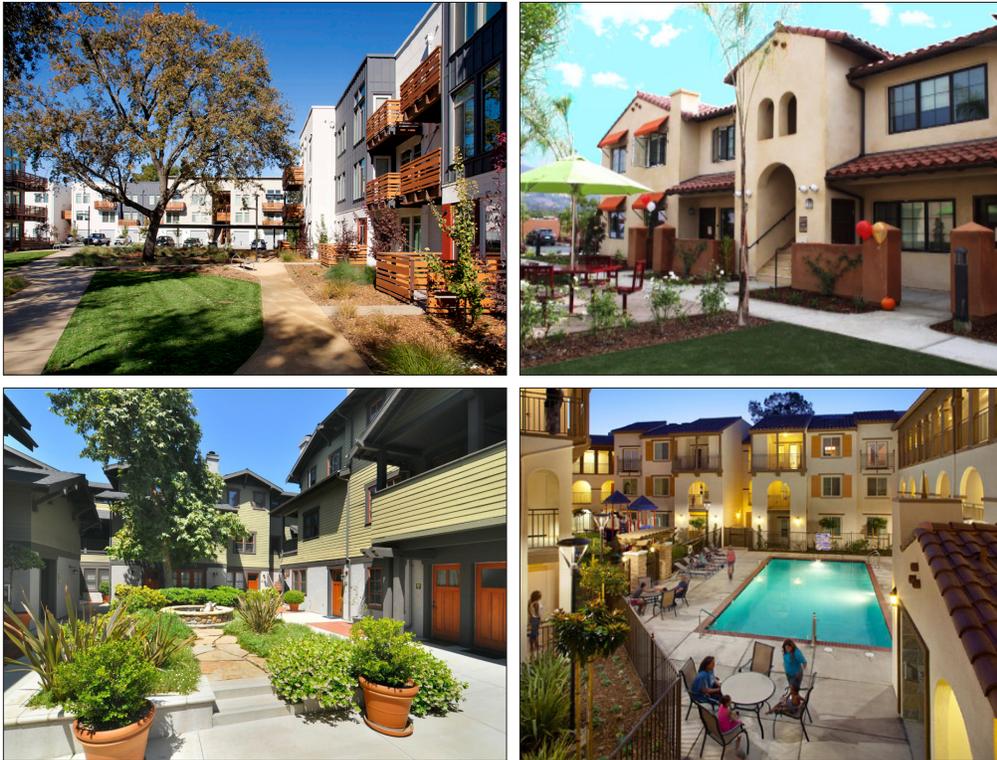
- a) Provide clearly identifiable pedestrian walkways that are adequately separated from vehicular traffic.
- b) Design pedestrian walkways to link dwelling units with common open space and recreation areas, parking areas, and the street at the project entries.
- c) Pave pedestrian paths or walkways to building entrances with high quality paving materials such as, but not limited to, stone pavers and brick. The use of asphalt for paving walkways is prohibited.
- d) Where pedestrian paths or walkways cross parking areas or driveways, provide decorative paving or some other method to define the pedestrian space and delineate crossings.
- e) Incorporate lighting along sidewalks or other pedestrian walkways to enhance the pedestrian environment and provide for a safe environment. Lighting shall be low mounted and downward casting in a manner that reduces light trespass onto adjacent properties.
- f) Consider curvilinear and off-set paths, which provide a more inviting and interesting experience and are generally preferred over long, straight alignments in larger projects.

*Multi-family developments should provide pleasant pedestrian walkways throughout the project that are well-defined by landscaping, lighting and decorative paving.*



### 3. Open Space

- a) Design and orient common and private open space areas to take advantage of available sunlight and shelter from the noise and traffic of adjacent streets or other incompatible uses.
- b) Locate common open space areas convenient to the majority of dwellings and secure and visible from dwellings to ensure safe use.
- c) In common open space areas, provide amenities appropriate to the project's size; for example, pools, spas, play areas, and recreation buildings are encouraged for larger projects, while barbeque areas and gazebos may be more appropriate for smaller projects.
- d) Locate private useable open space contiguous to the residential unit served and screen from public view for privacy. Substantially enclose patios that front a public street, and provide solid balcony rail on balconies that front a public street for screening and privacy.
- e) Accessible rooftop open space may be used as common useable open space by the residents. It may also be used for private useable open space, when the space is directly accessible from the unit it serves.



*Common open space areas should be integral to the design of multi-family developments. Building layout, landscaping, pedestrian walkways, and active recreational amenities contribute to the quality of the common open space area for residents.*

## 4. Scale and Mass

- a) Design the scale and mass of new multi-family residential development to be consistent with neighboring developments and not overwhelm them with disproportionate size or a design that is out of character.
- b) Avoid massive apartment-type structures in larger multi-family projects, including plain box shapes, large monotonous facades, and long straight line building fronts. Provide windows 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.
- c) Design buildings to employ clean simple geometric forms and coordinated massing that produce an overall sense of unity, scale, and interest.
- d) Use building form to emphasize individual residential units within a multi-family building.
- e) Provide breaks in massing such as entry courts and stepped-back corners to promote visibility and allow block transparency.
- f) Vary heights of individual buildings to reduce building mass by using a combination of single-level and two story units, as well as varying the roof lines within a project.
- g) Design buildings located directly adjacent to a single family residential uses to provide a transition. For example, design the units directly adjacent to the street should be of a single story design if the surrounding neighborhood is developed primarily with single-story homes. Separate buildings of greater mass into smaller units that better resemble single-family homes.



*Multi-family developments should break up massing and vary height to provide single family character when adjacent when located adjacent to lower-density residential uses.*



## 5. Building Modulation, Articulation and Details

- a) Articulate individual units to diminish the massing of large structures and be compatible with the scale of surrounding development.
- b) Avoid designing buildings that are longer than 125 feet. Divide facades of multi-family buildings into shorter modules a maximum of 30 feet in width to give the appearance of an assemblage of smaller structures with each of the units individually recognizable.
- c) Use the following design elements to articulate buildings and give individual identity to each vertical module or individual unit within a building:
  - Provide a deep notch between the modules,
  - Vary architectural elements between units (e.g., window color, roof shape, window shape, stoop detail, railing type),
  - Provide porches and balconies, and
  - Vary color or materials of each individual module within a harmonious palette of colors and materials, etc.
- d) Use balconies, porches and patios within multi-family structures to break up large wall masses, provide offsets between floors on multi-level buildings, and add human scale to structures.
- e) Establish a clear pattern and provide appropriate articulation of windows, doors and balcony openings, utilizing a variety of architectural detailing and projections to accentuate specific features and ensure a visually pleasing and varied experience.
- f) Use shutters, trim and moldings on windows. Design window mullion widths, window trim or surrounds, material, and type to complement all existing windows and to be in scale with the windows and the structure. Wider trim, such as 1x4 and 1x6, is preferred to narrower trim, such as 1x2.
- g) Design exterior stairways as an integral part of the architecture of a project and incorporate solid wall portions, columns, and/or a decorative balustrade that are of the same materials, color and detail of the building. Thin-looking, open metal, prefabricated stairs shall not be used.



*Articulate buildings with architectural detailing, balconies and porches, staggered building planes, and varied roof lines.*

## 6. Architectural Style

- a) Design each project with an identifiable architectural theme and use high-quality design materials. While there is no single architectural style required for new construction, traditional styles, including Spanish Revival, Provincial Revival and Craftsman are encouraged.
- b) Use a consistent architectural style and materials throughout a residential development.
- c) Architectural styles should be accurate and appropriate for the building typology. Contemporary adaptation of traditional vernacular is acceptable. Although historical architectural vernacular is encouraged, direct replication or mimicry is discouraged.
- d) Within the same architectural style, use variation in floor plans, unit types, roof forms, color and materials to differentiate adjacent units and add character and visual interest to a neighborhood.
- e) Avoid excessive and overly gratuitous ornamentation that detracts from the visual clarity of Downtown's historic architecture.
- f) Avoid demolition of structures that are 50 years or older and have retained their architectural character, as determined by the City, or are determined by the City to be eligible for either local, state or federal listings or registers of historic places. Rehabilitate and restore historically significant buildings according to the Secretary of the Interior's Standards.



*While a variety of architectural styles are appropriate for new multi-family development in Downtown Hemet, the adjacent context should inform the design.*

## 7. Front Entries

- a) Orient front entries towards the street to create a strong street presence. 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, access should be from the street or main open space.
- b) Use distinctive architectural elements and materials to denote entrances of multi-family projects and individual units.
- c) Use decorative elements such as moldings, columns, posts, lighting, and built-in benches and planters to be architecturally consistent with the style of the multi-family development.
- d) Provide transitional spaces in the form of stoops, overhangs and porches between public areas and entrances to the units. Where feasible, provide front porches on all street-fronting units.
- e) 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.
- f) Design building entries to be prominent and visible to create a sense of transition between the public and private areas. Residential entries should be subtle through the use of recessed entries and the incorporation of entries into the architectural design of the building façade.



◀ *Orient buildings to have a strong street presence, with the majority of unit entrances fronting the street.*



◀ *Where there are common entrances in multi-family projects, design them with distinctive architectural elements, materials, and landscaping.*

## 8. Roofs

- a) Design height and roof lines to be consistent with the style of architecture of the building, and complement the qualities of neighboring residential structures such as type, slope, size, material and color.
- b) Segment roof lines and provide variation within an overall horizontal context. In the Mixed Residential Zone, use combinations of one, one and a half, two and three story units to create variation and visual interest. Avoid flat roof design.
- c) Step back the upper stories of new multi-family buildings to scale down facades that face the street, common space, and adjacent residential structures.
- d) Use hipped or gabled roofs covering the entire building instead of mansard roofs and segments of pitched roofs applied at the building's edge.
- e) For carport roofs, incorporate roof slope and materials to match adjacent buildings. Avoid flat carport roofs.
- f) Use roofing materials that are compatible with the architectural style and design of the structure. The use of permanent roof materials, such as concrete and clay tile, is encouraged because of their low maintenance and consistent appearance over time.
- g) Natural roofing materials, such as clay tiles and slate, should be left in their natural color. For repairs of clay tile roofs, select tiles to match as closely as possible to the color of the aged tiles. Avoid the use of roofing materials with glossy surfaces that appear unnatural.
- h) Solar panels or tile roof solar panels are encouraged. Where feasible, they should be located where they are least visible from the public right-of-way.

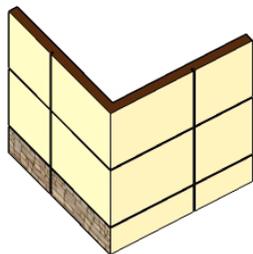


*Variations in roof lines should be used to provide visual interest and reduce the overall mass of the building*

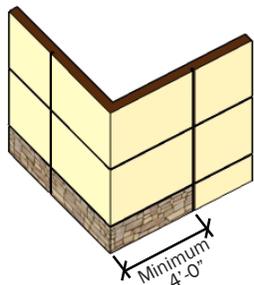


### 9. Materials and Finishes

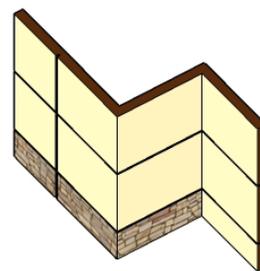
- a) Use high quality materials and finishes suitable to the architectural style, scale, character and design theme of the building and to unify the structure’s appearance; exterior design and building materials should exhibit permanence and quality.
- b) Treat buildings as a whole and finish appropriately on all sides to provide continuity; avoid piecemeal embellishment and frequent changes in materials.
- c) Design architectural features to be an integral part of the building and avoid ornamentation and features that appear “tacked-on” or artificially thin; materials tend to appear substantial and integral to the structure when material changes occur at changes in plane.
- d) Use natural materials whenever possible; avoid synthetic materials and veneers to simulate wood, masonry, stone and brick.
- e) Stucco and plaster finishes should be consistent with the architectural style of the structure. Avoid the use of very rough, “knock-down” stucco finishes.
- f) Use sustainable, high quality building materials that have a long life span and are not energy-intensive to manufacture, and when feasible, use building products made from recycled materials; always repair and maintain well-built existing structures to the fullest extent possible.
- g) For new structures, the repetition of textures and color found in the neighborhood can help tie the new structure to its surroundings. In remodels and additions, match materials to those of the existing structure. Accessory structures should match materials, finishes, and colors found on the primary structure.
- h) Limit the number of materials and colors used on the exterior of an individual building so that there is visual simplicity and harmony; avoid unusual patterns and color schemes and non-harmonious and out-of-character colors. For most residential 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 house design, the more subtle the color should be to reduce the massiveness of large wall planes.



**Prohibited**  
Change of material at corner



**Required**  
Continue material around corner for a minimum of 4 feet



**Encouraged**  
Continue material around corner to a change in wall plane

*Material changes should not occur at external corners. Material changes may occur at “reverse” or interior corners or as a “return” at least four feet from external corners, with extended returns provided for large buildings.*

## 10. Fences and Walls

- a) Design walls and fences as integral parts of all projects to be consistent with building design and architectural character of the primary structure(s) and surrounding area.
- b) Use only as necessary to screen vehicles and utility structures. When used, keep wall and fence heights as low as possible while still performing their screening function.
- c) When barriers are necessary for security, use decorative types of open view fencing, such as wrought iron. The use of chain-link, barbed wire or razor wire for fencing is prohibited.
- d) In the Hemet Stock Farm Zone and Transit Oriented District Zone, where larger multi-family and attached residential projects are more likely to develop, architecturally treat long expanses of wall or fence to avoid monotony. Provide pilasters at intervals consistent with the length and scale of the wall but at a minimum of every 50 feet. Use landscaping as an additional element to break long expanses of wall or fence surface.
- e) In the TOD Zone, provide a continuous security fence or wall a minimum of 6 feet in height for all new multi-family developments that are located adjacent to the rail tracks to prevent trespassing into the rail right-of-way and to maintain resident safety. Use dense landscaping along the fence or wall to soften its appearance and further reduce noise impacts.
- f) See also HMC Section 90-386(i), Walls, Fencing, Screening and Landscaping, for additional standards.

*Fencing and walls in multifamily development should complement the architecture of the building and be kept as low as possible in front yards.*



## 11. Parking

- a) Provide parking for multi-family developments on site in on-grade or underground structures, surface parking lots, carports, or attached garages.
- b) Minimize adverse visual impacts from parking areas on the residential character of the street or project site through proper siting and design.
- c) Locate parking within close proximity to the building and the rear of the parcel wherever possible.
- d) Surface parking between the sidewalk and buildings is prohibited. In the Mixed Residential Zone, parking shall not occupy more than 30% of any linear street frontage. For stand-alone multi-family residential development in the Mixed Use Zones, locate surface parking on the interior side or rear of the site to the greatest extent practicable.
- e) Design carports and parking structures to be architecturally compatible with the design of the main structures 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.
- f) Landscape parking lots with an evenly distributed mix of canopy shade trees with shrubs and/or ground cover plants. All parking areas with more than 5 spaces shall include landscaped islands with trees to break up the parking area. All landscaped areas shall have minimum dimensions of 4 feet to ensure adequate soil, water, and space for healthy plant growth. See also Section 90-1425 (Parking Lot Landscaping) of the HMC.
- g) Consider the use of permeable paving and bioswales in parking lot design.
- h) 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.
- i) Provide automatically controlled lighting in all parking areas, driveways and pedestrian areas.



*Parking in multi-family developments should not be visible from the street and should be located underground or to the rear of the site.*

## 12. Site Landscaping

- a) All areas not covered by structures, driveways, parking or landscape should be landscaped and maintained; and at a minimum, 15 percent of the site shall be landscaped and maintained. All front yard setback areas shall be landscaped.
- b) Use landscaping to soften and enhance the quality of the development, buffer units from noise and undesirable views, break up parking areas, and separate circulation drives from public streets.
- c) Frontyard hardscape (maximum of 30 percent excluding driveways) in the front yard may consist of the following materials: decorative rock, boulders, garden walkways, decorative pavers and stepping stones, and mulch. Hardscape materials not listed above are subject to the approval of the Community Development Director.
- d) In the Mixed Residential Zone, use landscaping in the side and rear yards for new multi-family developments to maximize the privacy of adjacent single family homes. This landscaped area should be planted with shrubs and trees at least 6 feet in height, or enough to provide sufficient screening. A minimum of 50 percent of the trees used for screening purposes should consist of 24 inch box trees at the time of installation.
- e) Shrubs (30 percent) should be chosen for their ability to reinforce the neighborhood character, which includes plant varieties, color, texture of plant material, diversity and form. A minimum shrub area shall be at least 15 percent of the total front yard area. The minimum shrub specifications shall be 5 gallon size for background/foundation and 1 gallon size for foreground. If the planting area allows only a single row, the minimum size shall be 5 gallon. Each typical front yard shall have a minimum of three 15 gallon accent shrubs, vines, or espaliers, in order to minimize any exposed walls from the streetscape view. Shrubs are to be spaced a maximum of 75 percent of their mature growth.
- f) Groundcover shall be provided for all shrub areas planted at a maximum of 8 inches on-center triangular spaced, from rooted cuttings or liners. A wider spacing can be considered for 4 inch pots or 1 gallon sizes. A 3 inch layer of shredded mulch is required under all shrub masses without groundcover.
- g) Parkways shall be landscaped with a combination of water efficient plants, permitted types of hardscapes, and cedar mulch. Live turf is prohibited in all new residential parkways. Artificial turf may be permitted in place of live turf. Approval will be on a case-by-case basis. Concrete or non-pervious pavers are



*Front yard landscaped should soften and enhance multi-family developments, and be in context with the character of the neighborhood and building design.*



## 12. Site Landscaping (continued)

prohibited. Colored mulch is prohibited. Only cedar mulch, natural colored mulch, or bark is permitted (3 inch minimum depth). Decorative rock, red rock, colored rocks, or pea gravel that are less than 3 inches are prohibited. All rock, bark, and mulch shall be flush to the curb. No structures except mailboxes and utilities are allowed in the parkway.

- h) Select plantings and place on the site to create the desired effects as follows:
  - Provide a backdrop and visual setting for the site’s architectural elements.
  - Create focal points; highlight important architectural elements.
  - Enhance walkways and frame views into open space areas.
  - Direct vehicular traffic; make an entry statement.
  - Direct pedestrian traffic; identify and shelter pedestrian walkways.
  - Protect sensitive uses from excessive solar exposure, glare, wind, noise, dust, odors, and undesirable views.
- i) Use a plant palette that includes a range of materials consistent with the Guidelines for the Implementation of the City of Hemet Water Efficient Landscape Ordinance, Article XLVIII of Chapter 90 of the HMC, with an emphasis on plants native to the region and low water use plants and materials.
- j) Consider designing landscaped areas to function as on-site water retention facilities where feasible. Also, consider using engineered soils in these locations to provide additional drainage capacity.
- k) Provide landscaping around the building perimeter. Flowering vines and climbing plants are encouraged to visually soften buildings, trellises, and perimeter walls. “Green walls,” or vertical landscaping, are also encouraged.
- l) Use both deciduous and evergreen trees to provide a variety in texture, color and form. Use shade-providing canopy trees in parking lots and in front setback areas.
- m) Use accent plants to enhance entrances and add interest at special locations. These may be ground plantings, pots, planter boxes, and hanging baskets.
- n) Use stone, gravel, cobble, and other pervious paving materials for paths, walkways, patios, and driveways where appropriate.
- o) Preserve existing mature trees on site where feasible. If mature trees are removed, they shall be replaced at a ratio of 3:1 with a minimum 24-inch box size. Protect the root systems of established trees when siting a building and during construction.
- p) See also the Guidelines for the Implementation of the City of Hemet Water Efficient Landscape Ordinance, Article XLVIII (Landscaping and Irrigation) of Chapter 90 of the HMC, and Section 90-1425 (Parking Lot Landscaping) of the HMC.



*Landscaping should be used in multi-family developments to frame open space areas, and enhance the experience of pedestrian walkways and common outdoor areas.*

### 13. Exterior Lighting

- a) Provide exterior lighting for the security and safety in multi-family project in areas such as building entrances, parking, walkways, address numbers, and open space areas. Decorative night lighting is encouraged.
- b) Design light fixtures and their structural support to be architecturally compatible with the main buildings on-site.
- c) Avoid direct glare onto adjoining property, streets, or skyward. Shield all lighting fixtures to confine light spread on-site.
- d) Appropriately shield all exterior lighting so as not to spill into or otherwise adversely impact the residential units or neighboring properties.
-  e) Use low energy lights, such as LED lights or solar powered lights, whenever possible.
-  f) Use photo-sensitive off/on switches for energy conservation and safety.
- g) See also HMC Section 90-386(k), Lighting, for additional standards.

### 14. Utilities, Mechanical Equipment and Refuse Collection Facilities

- a) Screen mechanical, ventilating, and security equipment from public view. This includes all ground, wall, and roof mounted equipment.
- b) Design screening elements to be an integral part of the architecture of the building and avoid giving the appearance of being “tacked on.”
- c) All antennas should be placed in building attics or interiors. All new units should be pre-wired 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.
- d) Provide enclosed refuse and recyclable collection facilities for the residential units in a multi-family development.
- e) Design trash enclosures to be located for the convenience of the residents and easily accessible for trash and recyclables collection, but not impede circulation during loading operations.
- f) Screen refuse and recyclable collection facilities with a combination of building features, decorative walls and landscaping consistent with the architectural style of the building.
-  g) Cover all trash collection areas to prevent rain from falling on containers or the enclosure floor and carrying contaminants to the stormwater system. The cover/roof may be part of the solid waste enclosure or the roof of a building. The roof canopy should extend sufficiently outward in all directions so that wind-blown rain will not enter the interior of the storage area.
- h) See also HMC Section 90-386(h), Service and Refuse Areas, for additional standards.

## F. Single Family Residential Design Guidelines

This section provides design guidelines for single-family residential development in the Downtown Hemet Specific Plan area, as well as exterior alterations and additions to existing homes. The guidelines are intended to identify appropriate and attractive design solutions to improve the appearance and quality of Downtown's residential neighborhoods and enhance property values. In addition, sustainability guidelines that help reduce environmental impacts, promote energy efficiency, and facilitate a healthier environment are incorporated throughout the design guidelines.

Design evaluation shall be based on substantial compliance with the intent and guidelines set forth in this section, and projects shall be approved, conditionally approved or denied on such basis. While the guidelines are not absolute requirements, proposed single family residential projects should adhere to each of the guidelines unless it is determined by the review body that a guideline is not feasible and/or appropriate for a specific project. These guidelines are in addition to land use regulations and development standards contained in this chapter.

The single family residential design guidelines have been established in order to accomplish the following goals:

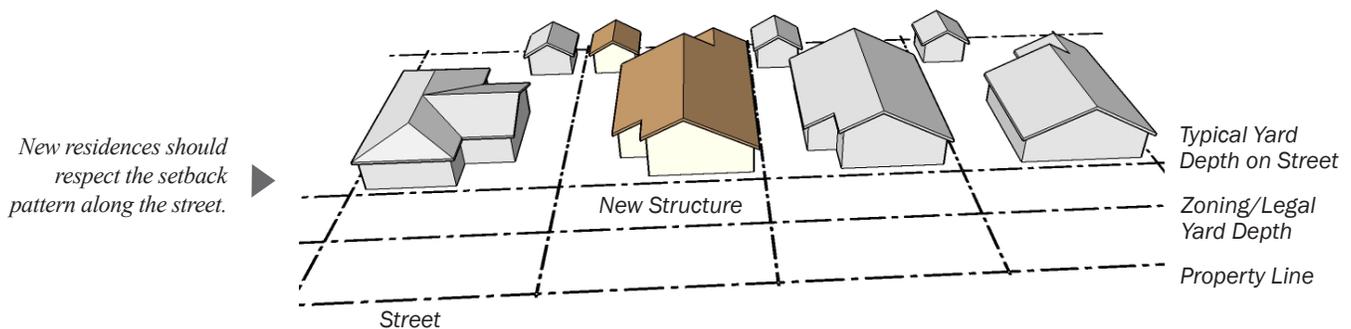
- Improve visual quality and appearance within residential neighborhoods in the Downtown.
- Encourage improved residential site planning and architectural design.
- Contribute to the character of the neighborhood by respecting the scale, proportion and architectural style of the surrounding area.
- Promote design creativity, interest and variation along residential streets while still reflecting common, characteristic neighborhood patterns.
- Provide for physical improvement of residential properties to enhance property values and aesthetic quality of neighborhoods.
- Preserve and incorporate natural amenities unique to the site into the project.
- Encourage environmental sensitivity in development.

### Sustainability Symbol

This leaf symbol appears throughout this section to identify design guidelines that will help reduce environmental impacts and promote a healthier environment.

## 1. Building Siting and Orientation

- a) While meeting the minimum setbacks as established in Table 5-2 of this chapter, generally approximate the front and side yards setbacks of adjacent residences and the pattern on the block to help unify the neighborhood.
- b) Orient dwellings to the street with a clearly identifiable front door and windows that face the street. Front windows and the front door contribute to “eyes on the street” which helps neighborhood security.
- c) Site new structures to be visually harmonious with the site and compatible with surrounding character of the neighborhood.
- d) Design residences to make best use of available sun, light and shade. This can be accomplished in the following ways:
  - Use windows for natural light as much as possible, and design windows for through airflow to promote natural cooling.
  - Use trees or roofs with large overhangs to shade the house, particularly over south-facing windows.
  - Use patios and porches to buffer the building from heat gain.
  - Locate open space in a manner to maximize use of sun and shade patterns, natural drainage and existing trees and vegetation.
- e) Preserve significant existing trees, vegetation and any other natural site attributes to the greatest extent possible.
- f) Site new residences to maximize views of the mountains.



## 2. Scale, Mass and Form

- a) Design new structures so that the size, mass, and height are in proportion with the size of the property. It is not necessarily desirable to maximize the allowable lot coverage, but to provide ample open space and setbacks and preserve the character of the neighborhood.
- b) Design two-story structures to be similar in scale and mass with surrounding structures, not overwhelm them with disproportionate size or a design that is out of character. At least 10% of the front facade shall have a single-story element, such as a front porch, dormer, etc.
- c) In two-story houses, design the first story to visually anchor the building, and the second story to exhibit a lighter character than the base by reducing floor area and building mass on the second story; set back the second story from the front of house to make the second story less visible from the street. Second floor balconies and small decks accented with landscaping can also reduce the visual impact of two-story structures.
- d) Use architectural elements, such as simple roof forms, facade articulation, roof breaks, walls with texture materials and ornamental details, and incorporation of landscaping to add visual interest and reduce the appearance of mass and scale.
- e) Design additions to complement and balance the overall form, mass, and composition of the original house.



Many traditional houses in Hemet use understated massing effectively. These examples use simple, repeated roof forms to achieve subtle yet effective massing.



New two-story residences should setback the second story to reduce overall mass of the structure and be compatible with the pattern of predominantly single story houses in Downtown.

### 3. Architectural Style and Historical Context

- a) Design each project with an identifiable architectural theme. While there is no single architectural style required for new construction, traditional styles, including Spanish Revival, Provincial Revival, Victorian, Farmhouse and Craftsman Bungalow, are encouraged.
- b) Use a consistent architectural style and materials. For remodels or additions, the theme should be true to the original intent and style of the building.
- c) Design infill projects to reflect and respect the character of the neighborhood.
- d) Incorporate appropriately scaled windows, doors, and other building details consistent with the style of architecture to achieve stylistic coherence.
- e) Avoid excessive and overly gratuitous ornamentation that detracts from the visual clarity of the architectural style.
- f) Avoid demolition of residences that are 50 years or older and have retained their architectural character, as determined by the City, or are determined by the City to be eligible for either local, state or federal listings or registers of historic places.
- g) Rehabilitate and restore historically significant residences according to the Secretary of the Interior's Standards. For all additions, renovations and restorations of historic homes, maintain the original architectural style and stylistic elements as follows:
  - Retain the existing exterior materials;
  - Maintain the original roof form and materials;
  - Avoid the use of synthetic materials to replace natural materials that contribute to the historic architectural style of the house, include stone, tile, brick, wood siding, etc.
  - Restore original doors and windows; if replacement is needed, replace with doors and windows with a similar pattern, form and material.

*There are many historic architectural styles within Downtown Hemet's residential neighborhoods, including Victorian, Spanish Revival, Provincial Revival, Craftsman Bungalow, and Farmhouse.*

*Appropriate design features within a variety of traditional styles will help maintain the stability and historic character of the Downtown neighborhoods.*



## 4. Facades and Architectural Detailing

- a) Articulate residential facades to add visual interest and minimize the mass of a building by breaking up the appearance of the façade. Elements of articulation include change of wall plane, door and window placement, facade details, and other appropriate architectural treatment.
- b) Use architectural details such as decorative moldings, windows, dormers, chimneys, balconies and railings, and landscaped elements such as lattices, to add detail and visual interest to a facade.
- c) Design facade treatment and architectural detailing to be relevant to the home's architectural style and carry throughout the entire house with each façade and any accessory structure.
- d) Avoid flat, blank walls, particularly along the front and side elevations, which are viewed from the street.
- e) Also avoid excessive façade treatment and architectural detailing which creates a chaotic appearance.
- f) Wherever possible, design windows to be coordinated vertically and horizontally and to be consistent in terms of architectural style and general arrangement on all building sides.
- g) Use shutters, trim and moldings on windows. Design window mullion widths, window trim or surrounds, material, and type to complement all existing windows and to be in scale with the windows and the structure. Wider trim, such as 1x4 and 1x6, is preferred to narrower trim, such as 1x2.
- h) Design chimneys to reflect the architectural style of the residence and be appropriate in scale with the structure. Use materials and detailing compatible with those found on the residence.
- i) For new structures, the repetition of materials, textures, and colors found in the neighborhood can help tie the new structure to its surroundings. For alterations and additions, match materials to those of the existing structure.



Residential facades should be well articulated and include architectural details and elements to provide visual interest and minimum the mass of the structure.

## 5. Front Entries

- a) Front entries are important as they serve as the primary focal point of a residence. Front entries shall be visible from the street and well illuminated.
- b) Use smaller, understated entries to create a human scale to a home. Recessed entries can also add a human scale to a home and create an intimate feel and are encouraged.
- c) Avoid the use of large, massive entries that are double height and appear two-story.
- d) Design front entry doors with decorative elements such as moldings, columns, posts, lighting, and built-in benches and planters to be architecturally consistent with the style of the house.
- e) Front porches are strongly encouraged as they provide a clear sense of entry, design interest, shade, weather protection for the front door, and help foster community interface. For porch additions, align the eaves of the porch roof with the first story and match the scale and architectural style of the house.
- f) Design the walkway to the front entry with natural materials such as brick pavers or stone, tiles, and textured or stamped concrete.

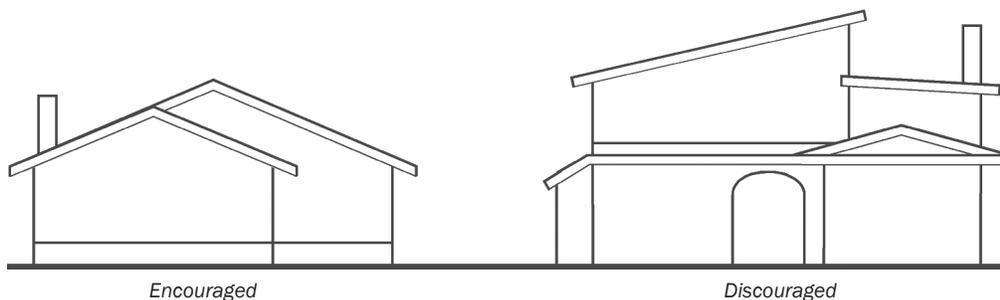


*Front entries should be designed to create a human-scale to a home, and front porches help provide a clear sense of entry.*



## 6. Roofs

- a) Design height and roof lines to be consistent with the style of architecture of the house, and complement the qualities of neighboring residential structures such as type, slope, size, material and color.
- b) Use traditional roof forms such as gables, hips and dormers; generally avoid more severe roof forms such as domes, steep gables and flat roofs.
- c) Use dormers, cross gables, and other decorative roof features, provided they are an integral part of the overall roof design and work within the structure's architectural style.
- d) Avoid the use of too many different roof angles or roof types on a structure which can create a disjointed, chaotic appearance.
- e) Dormers are highly visible elements of a roof; design dormers to be consistent with the overall architectural style of the structure, and align with, or be centered between, the windows found on the main body of the structure. O'Hagins or eave vents can be used as alternatives to dormers.
- f) Use roofing materials that are compatible with the architectural style and design of the structure. The use of permanent roof materials, such as concrete and clay tile, is encouraged because of their low maintenance and consistent appearance over time.
- g) Natural roofing materials, such as clay tiles and slate, should be left in their natural color. For repairs of clay tile roofs, select tiles to match as closely as possible to the color of the aged tiles. Avoid the use of roofing materials with glossy surfaces that appear unnatural.
- h) Solar panels or tile roof solar panels are encouraged. Where feasible, they should be located where they are least visible from the public right-of-way.
- i) When designing additions, maintain the same floor-to-floor height of the primary structure and match the original slopes and ridgelines of the roof of the primary structure.



*The overall shape of the roof should be relatively simple and consistent. Too many roof changes result in a chaotic and incompatible structure.*

## 7. Garages and Driveways

- a) Locate garages so that they do not dominate the front elevation, which can diminish character of the neighborhood. Locate and design garages in one of the following ways:
  - Access the garage from the side or rear of the lot; where there is a rear alley and auto access is feasible, rear detached garages with alley access should be used.
  - Offset the garage behind the front façade of the house. The frontage of any garage should be setback a minimum of 3 feet from the dwelling's first story frontage.
  - If a garage must be located closer to the street than the front façade of the house, provide usable open space, such as a balcony or deck, above the garage with a trellis or roof along the frontage of the garage to reduce the visual impact. Also, designing an entry porch or trellis located in front of the living area to meet the setback of the garage can improve the visual appearance from the street.
  - Locate the garage so that it faces the side of the lot, rather than the fronting the street.
- b) Use multiple paneled doors, windows, or other architectural detailing that is compatible with the architectural style of the home on garage doors to reduce their visual impact.
- c) Store recreational vehicles, boats, trailers, etc. in side or rear yards, screened from street by fences or landscaping. Locating them in view from the public right-of-way is prohibited.
-  d) Avoid large expanses of paving for driveways to reduce visual impact and impervious coverage in the front yard. Minimize the width of driveways where feasible.
-  e) Incorporate natural and pervious materials into driveway design with the use of pavers or stone. Limit the use of decomposed granite to small expanses such as the center portion of a driveway.

*Garages should be designed as an integrated architectural feature of the house. A side entry garage is one way to reduce the visual impact of garages on the street.*



## 8. Fences and Walls

- a) Avoid front yard fences and walls, particularly in neighborhoods where the predominant streetscape pattern has no existing fences in the front yard. This provides a quality of openness that contributes to an attractive overall streetscape in residential neighborhoods.
- b) When front yard fencing is used, it shall be open (i.e., wrought iron and picket fencing) and not dominate the streetscape. Front yard fencing shall not be solid.
- c) Fences, walls, gates and hedges for privacy may be used in side and rear yards.
- d) Design fences and walls to be compatible in material, height, and length with the architectural style, materials and overall size of the primary structure.
- e) Provide landscaping, such as clinging vines, shrubs and trees, to soften the visual impact of walls and fences, especially when visible from the public right-of-way.
- f) Design fences and gates with simplicity to complement the house. Avoid ornate fences and gates, which draw attention, and detract from the main structure.
- g) Design columns and other architectural features such as posts to be architecturally compatible with the primary structure.
- h) Design gates to reflect the architecture of the primary structure and the style and design of the fence or wall.
- i) Use durable materials such as masonry, metal, wood, vinyl or a combination thereof. The use of wrought iron is preferred to hollow metal tubing. Barbed wire and chain link fencing are prohibited. If wood fencing is used, galvanized steel posts should be used to guarantee structural integrity and ease of replacement.
- j) Use “good neighbor” fences (fences that look equally good from both sides) in side and rear yards.
- k) See also HMC Section 90-316 (Walls, Fencing, and Screening) for additional standards.



◀ *Appropriately designed fencing contributes to an attractive overall streetscape in residential neighborhoods.*

## 9. Site Landscaping

- a)  Front yard landscaping is required. Use a plant palette that includes a range of materials consistent with the Guidelines for the Implementation of the City of Hemet Water Efficient Landscape Ordinance with an emphasis on plants native to the region and low water use plants and materials. See also HMC Section 90-317 (Landscaping) for additional standards.
- b) Design landscape and hardscape features to be compatible and proportionate in scale to the primary structure and in context with the surrounding neighborhood.
- c) Frontyard hardscape (30 percent, excluding driveways) in the front yard may consist of the following materials: decorative rock, boulders, garden walkways, decorative pavers and stepping stones, and mulch. Hardscape materials not listed above are subject to the approval of the Community Development Director.
- d) Maintain visual openness in front yards. Consider planting location, size and shape so as not to completely hide the front of the house, thereby decreasing security.
- e) Provide landscaping in sufficient size and quantity to adequately soften the visual impact of new structures within the first year (typically a mix of 24 inch box and 15 gallon trees and 5 gallon shrubs).
- f) Shrubs (30 percent) should be chosen for their ability to reinforce the neighborhood character, which includes plant varieties, color, texture of plant material, diversity and form. A minimum shrub area shall be at least 15 percent of the total front yard area. The minimum shrub specifications shall be 5 gallon size for background/foundation and 1 gallon size for foreground. If the planting area allows only a single row, the minimum size shall be 5 gallon. Each typical front yard shall have a minimum of three 15 gallon accent shrubs, vines, or espaliers, in order to minimize any exposed walls from the streetscape view. Shrubs are to be spaced a maximum of 75 percent of their mature growth.

*Drought tolerant and native plant species are encouraged in residential landscaping. The design should also complement the style and scale of the house.*



### 9. Site Landscaping (continued)

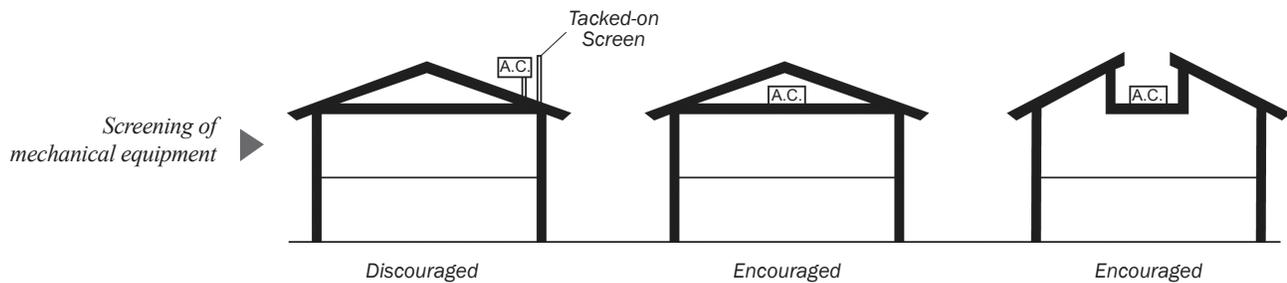
- g) Groundcover shall be provided for all shrub areas planted at a maximum of 8 inches on-center triangular spaced, from rooted cuttings or liners. A wider spacing can be considered for 4 inch pots or 1 gallon sizes. A 3 inch layer of shredded mulch is required under all shrub masses without groundcover.
- h) Parkways shall be landscaped with a combination of water efficient plants, permitted types of hardscapes, and cedar mulch. Live turf is prohibited in all new residential parkways. Artificial turf may be permitted in place of live turn. Approval will be on a case-by-case basis. Concrete or non-pervious pavers are prohibited. Colored mulch is prohibited. Only cedar mulch, natural colored mulch, or bark is permitted (3 inch minimum depth). Decorative rock, red rock, colored rocks, or pea gravel that are less than 3 inches are prohibited. All rock, bark, and mulch shall be flush to the curb. No structures except mailboxes and utilities are allowed in the parkway.
- i) Provide variation in front yard plant material, including both evergreen and deciduous plant material.
- j) Use stone, gravel, cobble and other pervious paving materials for paths, walkways and areas in close vicinity of established trees to allow for tree root expansion and storm water percolation.
- k) Maintain existing trees and avoid unnecessary removal. Protect the root systems of established trees when siting a structure or addition and during construction.
- l) Maximize vegetative ground cover on the lot to absorb rainwater, provide drainage to large trees on the site, and reduce runoff. Extensive paving in the front, side and rear yards is strongly discouraged. Consideration should be given to the reduction of landscape maintenance and water consumption when selecting landscape materials.



*The hardscape in front yards can consist of decorative stones, pavers and boulders. Parkway should consist of drought tolerant plantings.*

## 10. Utilities, Mechanical Equipment, and Trash Enclosures

- Screen all mechanical equipment from view. Place utility meters, transformers, backflow devices and equipment in locations that are not exposed to view from the street. Avoid roof mounted equipment.
- Design all screening devices to be compatible with the architecture and color of the house and should not look like a “tacked on” addition.
- Place all antennas should in building attics or interiors. Locate satellite dishes away from public view.
- Locate all refuse and recyclable collection bins from public view or screen with fencing, decorative walls, landscaping, and/or other architectural treatment.
- Utility meters shall be accessible and located in front of the backyard fence.



## 11. Exterior Lighting

- Provide adequate exterior lighting on the front of the house, including recessed porches, to ensure neighborhood safety and security.
- Use exterior lighting that accentuates architectural and landscape elements of the property and complements the design of the house.
- Use low energy lights, such as LED lights or solar powered lights, whenever possible.
- Use photo-sensitive off/on switches for energy conservation and safety.
- Position exterior lighting so that no direct light extends into neighboring properties or public rights-of-way. Illumination should be screened from adjacent properties. Use cut-off luminaries to prevent nighttime light pollution.
- New development shall comply with the California Energy Code (Title 24) at the time of construction.

Exterior lighting provides neighborhood security and should complement and enhance the architecture of the house.

