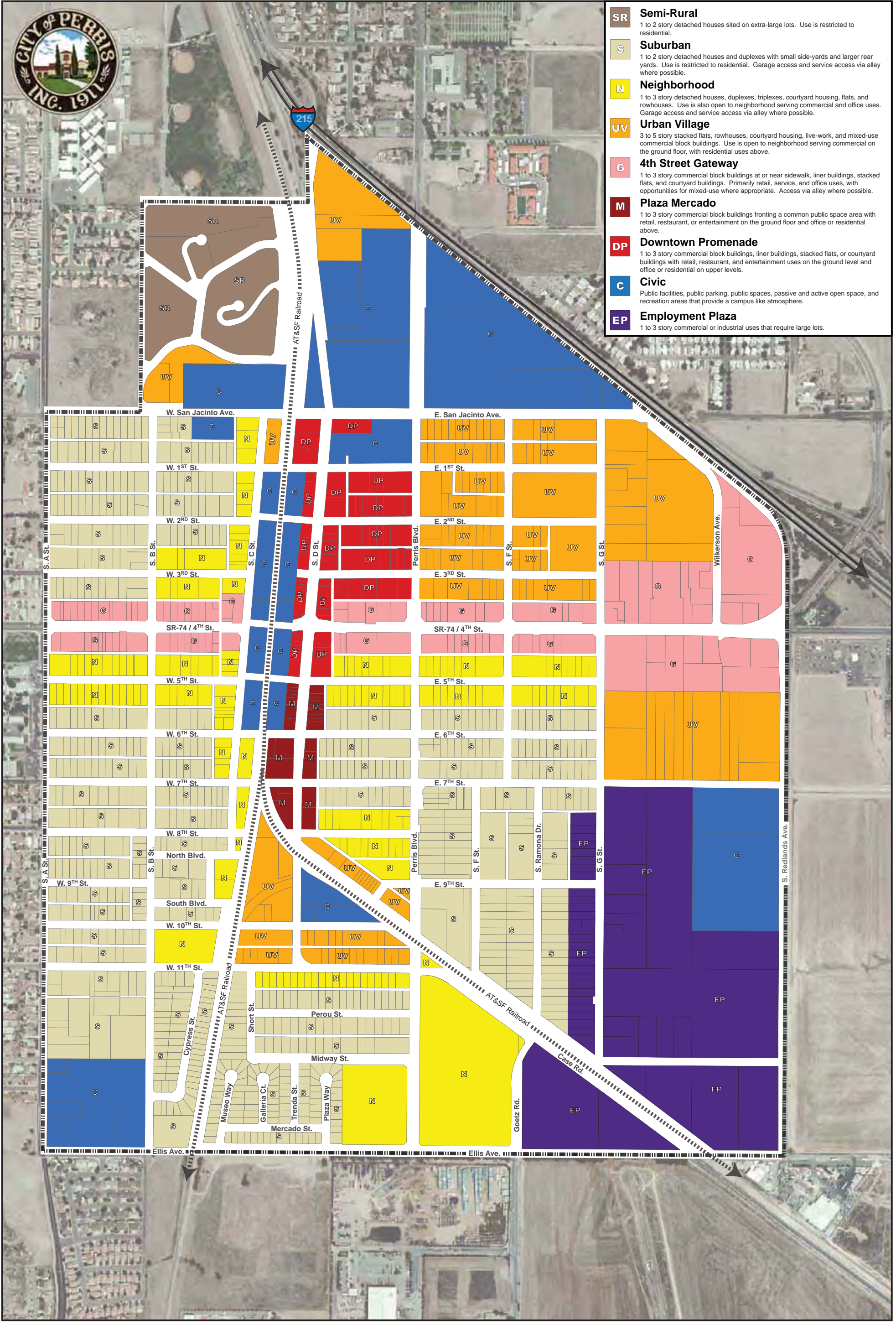




- SR Semi-Rural**
1 to 2 story detached houses sited on extra-large lots. Use is restricted to residential.
- S Suburban**
1 to 2 story detached houses and duplexes with small side-yards and larger rear yards. Use is restricted to residential. Garage access and service access via alley where possible.
- N Neighborhood**
1 to 3 story detached houses, duplexes, triplexes, courtyard housing, flats, and rowhouses. Use is also open to neighborhood serving commercial and office uses. Garage access and service access via alley where possible.
- UV Urban Village**
3 to 5 story stacked flats, rowhouses, courtyard housing, live-work, and mixed-use commercial block buildings. Use is open to neighborhood serving commercial on the ground floor, with residential uses above.
- G 4th Street Gateway**
1 to 3 story commercial block buildings at or near sidewalk, liner buildings, stacked flats, and courtyard buildings. Primarily retail, service, and office uses, with opportunities for mixed-use where appropriate. Access via alley where possible.
- M Plaza Mercado**
1 to 3 story commercial block buildings fronting a common public space area with retail, restaurant, or entertainment on the ground floor and office or residential above.
- DP Downtown Promenade**
1 to 3 story commercial block buildings, liner buildings, stacked flats, or courtyard buildings with retail, restaurant, and entertainment uses on the ground level and office or residential on upper levels.
- C Civic**
Public facilities, public parking, public spaces, passive and active open space, and recreation areas that provide a campus like atmosphere.
- EP Employment Plaza**
1 to 3 story commercial or industrial uses that require large lots.



May 18, 2009
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DOWNTOWN PERRIS SPECIFIC PLAN
REGULATING PLAN

EXHIBIT 4

SR	Semi-Rural 1 to 2 story detached houses sited on extra-large lots. Use is restricted to residential.
S	Suburban 1 to 2 story detached houses and duplexes with small side-yards and larger rear yards. Use is restricted to residential. Garage access and service access via alley where possible.
N	Neighborhood 1 to 3 story detached houses, duplexes, triplexes, courtyard housing, flats, and rowhouses. Use is also open to neighborhood serving commercial and office uses. Garage access and service access via alley where possible.
UV	Urban Village 3 to 5 story stacked flats, rowhouses, courtyard housing, live-work, and mixed-use commercial block buildings. Use is open to neighborhood serving commercial on the ground floor, with residential uses above.
G	4th Street Gateway 1 to 3 story commercial block buildings at or near sidewalk, liner buildings, stacked flats, and courtyard buildings. Primarily retail, service, and office uses, with opportunities for mixed-use where appropriate. Access via alley where possible.
M	Plaza Mercado 1 to 3 story commercial block buildings fronting a common public space area with retail, restaurant, or entertainment on the ground floor and office or residential above.
DP	Downtown Promenade 1 to 3 story commercial block buildings, liner buildings, stacked flats, or courtyard buildings with retail, restaurant, and entertainment uses on the ground level and office or residential on upper levels.
C	Civic Public facilities, public parking, public spaces, passive and active open space, and recreation areas that provide a campus like atmosphere.
EP	Employment Plaza 1 to 3 story commercial or industrial uses that require large lots.

The purpose of the Downtown Perris Plan is to make a cohesive plan for Downtown Perris that creates an authentic identity and unique “sense of place,” while responding to changing community dynamics. The Plan provides the framework for quality planning, and establishes development standards and design criteria to implement the community’s vision.

Downtown Specific Plan (DTSP) contains a zoning code that is created to not only maintain, but also enhance the Downtown corridor within the City of Perris. Please use the attached map and legend to see what zoning requirements are in effect for your parcel in question. The full Downtown Specific Plan which contains design guidelines may be found at:

The full code of the Downtown Specific Plan can be found at the following link:
<https://www.cityofperris.org/home/showpublisheddocument/2627/637217272572300000>