

## Exhibit F

The following amendments to Title 17 - Zoning of the Lake Elsinore Municipal Code, are the currently adopted text with new text underlined and deletions in ~~strikethrough~~.

**Section 1.** Section 17.16.030 of the LEMC is hereby amended to read as follows:

All uses permitted in the base district are subject to ~~approval by the Design Review Board as required by Chapter 17.184 LEMC~~ design review approval pursuant to LEMC 17.415.050 and 17.415.060 and will be evaluated against the site development standards of LEMC 17.16.040.

**Section 2.** Section 17.40.050.B. of the LEMC is hereby amended to read as follows:

B. Design review and approval shall be subject to LEMC ~~47.184.110~~ 17.415.060.

**Section 3.** Chapter 17.52 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.

**Section 4.** Chapter 17.56 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.

**Section 5.** Section 17.60.020 of the LEMC is hereby amended to read as follows:

Uses permitted in the R-M-R district shall include those uses listed below when developed in compliance with the purpose and intent of this chapter. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of ~~Chapter 17.184 LEMC~~ LEM 17.415.050 and 17.415.060.

**Section 6.** Section 17.60.030 of the LEMC is hereby amended to read as follows:

It is recognized that Certain uses, while similar in characteristics to permitted uses in LEMC 17.60.020, may have the potential to impact surrounding properties and therefore require additional review, consideration, and approval by the City approval and consideration. The following Such uses shall to be permitted in the R-M-R district subject to the issuance of a conditional use permit shall require a use permit pursuant to LEMC 17.415.070 and shall include the following:

**Section 7.** Section 17.60.150 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the R-M-R district ~~unless and until such time that the Planning Commission and/or the City Council review and approve the design of the building or structure is approved in accordance with Chapter 17.184 LEMC~~ until the applicant has obtained design review approval pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

**Section 8.** Section 17.64.020 of the LEMC is hereby amended to read as follows:

Uses permitted in this district shall include those uses listed below when developed in compliance with the purpose and intent of this chapter. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of ~~Chapter 17.184 LEMC~~ 17.415.050 and 17.415.060.

**Section 9.** Section 17.64.020.C. of the LEMC is hereby amended to read as follows:

C. Large and small family ~~Day~~ care and residential care facilities pursuant to ~~Chapter 17.52~~ LEMC 17.415.130.

**Section 10.** Section 17.64.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC 17.64.020 may have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the R-R district shall require a use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070 and shall include the following:

**Section 11.** Section 17.64.030.I. of the LEMC is hereby amended to read as follows:

I. ~~Large family day care homes in compliance with the provisions of Chapter 17.52 LEMC~~ Reserved.

**Section 12.** Section 17.64.150 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the R-R district until the applicant has obtained design review approval pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

**Section 13.** Section 17.68.020 of the LEMC is hereby amended to read as follows:

Uses permitted in this district shall include those uses listed below when developed in compliance with the purpose and intent of this chapter. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060 Design Review.

**Section 14.** Section 17.68.020.C. of the LEMC is hereby amended to read as follows:

C. Large and small family ~~Day~~ care and residential care facilities pursuant to ~~Chapter 17.52~~ LEMC 17.415.130.

**Section 15.** Section 17.68.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC 17.68.020 may have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the R-E district shall require a use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070 and shall include the following:

**Section 16.** Section 17.68.030.A. of the LEMC is hereby amended to read as follows:

A. ~~Large family day care homes in compliance with the provisions of Chapter 17.52 LEMC~~ Reserved.

**Section 17.** Section 17.68.150 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the R-E district until the applicant has obtained design review approval pursuant to the provisions of ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060. The following exemptions shall apply:

**Section 18.** Section 17.72.020 of the LEMC is hereby amended to read as follows:

Uses permitted in this district shall include those uses listed below when developed in compliance with the purpose and intent of this chapter. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060 ~~Design Review~~.

**Section 19.** Section 17.72.020.C. of the LEMC is hereby amended to read as follows:

C. Large and Ssmall family day care and residential care facilities pursuant to ~~Chapter 17.52~~ LEMC 17.415.130.

**Section 20.** Section 17.72.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC 17.72.020 may have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the R-H district shall require a use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070 and shall include the following:

**Section 21.** Section 17.72.030.A. of the LEMC is hereby amended to read as follows:

A. ~~Large family day care homes in compliance with the provisions of Chapter 17.52 LEMC Reserved.~~

**Section 22.** Section 17.72.140 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the R-H district until the applicant has obtained design review approval pursuant to the provisions of ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060 ~~Design Review~~. The following exemptions shall apply:

**Section 23.** Section 17.76.020 of the LEMC is hereby amended to read as follows:

Uses permitted in this district shall include those uses listed below when developed in compliance with the purpose and intent of this chapter. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060 ~~Design Review~~.

**Section 24.** Section 17.76.020.C. of the LEMC is hereby amended to read as follows:

C. Large and Ssmall family day care and residential care facilities pursuant to ~~Chapter 17.52~~ LEMC 17.415.130.

**Section 25.** Section 17.76.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC 17.76.020 may have the potential to impact surrounding properties and therefore require

~~additional approval and consideration. Uses permitted subject to approval of a use permit, pursuant to Chapter 17.168 LEMC, in the R-1 district shall be as follows: Such uses to be permitted in the R-1 district shall require a use permit pursuant to LEMC 17.415.070 and shall include the following:~~

**Section 26.** Section 17.76.030.B. of the LEMC is hereby amended to read as follows:

~~B. Large family day care homes in compliance with the provisions of Chapter 17.52 LEMC Reserved.~~

**Section 27.** Section 17.76.140 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the R-1 district until the applicant has obtained design review approval pursuant to the provisions of Chapter 17.184 LEMC 17.415.050 and 17.415.060 Design Review. The following exemptions shall apply:

**Section 28.** Section 17.80.020 of the LEMC is hereby amended to read as follows:

Uses permitted in this district shall include those uses listed below when developed in compliance with the purpose and intent of this chapter. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

**Section 29.** Section 17.80.020.G. of the LEMC is hereby amended to read as follows:

~~G. Large and Ssmall family day care and residential care facilities pursuant to Chapter 17.52 LEMC 17.415.130.~~

**Section 30.** Section 17.80.020 of the LEMC is hereby amended to add a new paragraph L to read as follows:

L. Condominiums subject to compliance with all provisions of Chapter 17.108 LEMC.

**Section 31.** Section 17.80.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC 17.80.020 may have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the R-2 district shall require a use permit pursuant to Chapter 17.168 LEMC 17.415.070 and shall include the following:

**Section 32.** Section 17.80.030.B. of the LEMC is hereby amended to read as follows:

~~B. Condominiums subject to compliance with all provisions of Chapter 17.108 LEMC Reserved.~~

**Section 33.** Section 17.80.030.E. of the LEMC is hereby amended to read as follows:

~~E. Large family day care homes in compliance with the provisions of Chapter 17.52 LEMC Reserved.~~

**Section 34.** Section 17.80.210 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the R-2 district until the applicant has obtained design review approval pursuant to the provisions of ~~Chapter 17.184 LEMC~~ 17.415.050 and 17.415.060. The following exemptions shall apply:

**Section 35.** Section 17.84.020 of the LEMC is hereby amended to read as follows:

Uses permitted in this district shall include those uses listed below when developed in compliance with the purpose and intent of this chapter. Each use shall be evaluated in terms of its design characteristics and specific site location pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

**Section 36.** Section 17.84.020.F. of the LEMC is hereby amended to read as follows:

F. ~~Large and S~~small family day care and residential care facilities pursuant to ~~Chapter 17.52 LEMC~~ 17.415.130.

**Section 37.** Section 17.84.020.G. of the LEMC is hereby amended to read as follows:

G. ~~Small family day care uses when they comply with all requirements of Chapter 17.52 LEMC.~~ Condominiums subject to compliance with all provisions of Chapter 17.108 LEMC.

**Section 38.** Section 17.84.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses, while similar in characteristics to permitted uses in LEMC 17.84.020, may have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the R-3 district shall require a use permit pursuant to ~~Chapter 17.168 LEMC~~ 17.415.070 and shall include the following:

**Section 39.** Section 17.84.030.C. of the LEMC is hereby amended to read as follows:

C. ~~Condominiums subject to compliance with all provisions of Chapter 17.108 LEMC~~ Reserved.

**Section 40.** Section 17.84.030.F. of the LEMC is hereby amended to read as follows:

F. ~~Large family day care homes in compliance with the provisions of Chapter 17.52 LEMC~~ Reserved.

**Section 41.** Section 17.84.210 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the R-3 district until the applicant has obtained design review approval pursuant to the provisions of ~~Chapter 17.184 LEMC~~ 17.415.050 and 17.415.060. The following exemptions shall apply:

**Section 42.** Section 17.86.080 of the LEMC is hereby amended to read as follows:

A. No grading or building permit shall be issued for the development of a project in the RMU zone until the ~~developer has filed an application for design review~~ applicant has obtained design review approval pursuant to the provisions of LEMC 17.415.050 and 17.415.060, or a conditional use permit pursuant to LEMC 17.415.070 in conjunction with the ~~that includes a design review approval, reviewed by all City departments and approved by the City Planning Commission.~~

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~~B. The design review approval shall expire after two years unless a building permit has been issued for the project, or the applicant has filed a request for a one-year extension of time prior to expiration. The applicant may file additional requests for one-year extensions of time; however, the expiration of a design review approval shall not be extended beyond a total of three additional years. All requests for extension are subject to review and approval by the Director of Community Development.~~

~~C. A design review that accompanies a conditional use permit is subject to the same limitations as the conditional use permit, in accordance with subsection (D) of this section.~~

~~D. A conditional use permit approval shall lapse and become void after one year unless a building permit has been issued for the project and construction has commenced and diligently pursued toward completion, in accordance with Chapter 17.168 LEMC.~~

~~E. Any alteration or modification of an approved project or its conditions of approval shall require the written request by the applicant and written approval by the Director of Community Development.~~

~~F. If a nonresidential use is proposed within a building, its floor area shall comprise no more than 20 to 30 percent of the total building square footage. If a nonresidential use is proposed on the same site as the residential project, its footprint shall comprise no more than 20 to 30 percent of the total acreage on the parcel.~~

**Section 43:** Section 17.86.090 of the LEMC is hereby amended to read as follows:

### **17.86.090 Lake Elsinore Municipal Code references.**

Where this chapter is silent, the following chapters or portions thereof in the LEMC shall apply:

1.	Definitions	Chapter 17.08 LEMC
2.	Residential Development Standards	Chapter 17.44 LEMC
3.	Home Occupation Regulations	Chapter 17.48 LEMC
4.	<del>Condominiums and Condominium Conversions</del>	<del>Chapter 17.88 LEMC</del>
54.	Nonresidential Development Standards	Chapter 17.112 LEMC
65.	Parking Requirements	Chapter 17.148 LEMC
76.	Medical Marijuana Dispensaries	Chapter 17.156 LEMC
87.	Nonconforming Uses	Chapter 17.164 LEMC
9.	Conditional Use Permits	Chapter 17.168 LEMC
10.	<del>Variances</del>	<del>Chapter 17.172 LEMC</del>
118.	Noise Control	Chapter 17.176 LEMC
12.	<del>Administration—Planning Commission and City Council</del>	<del>Chapter 17.180 LEMC</del>
13.	<del>Design Review</del>	<del>Chapter 17.184 LEMC</del>
14.	Amendments	Chapter 17.188 LEMC

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45.	Hearings	Chapter 17.192 LEMC
46.	Signs – Advertising Structures	Chapter 17.196 LEMC
47.	Temporary Uses	Chapter 17.200 LEMC
10.	<u>General Application Processing Procedures</u>	<u>Chapter 17.410 LEMC</u>
11.	<u>Permitting Requirements</u>	<u>Chapter 17.415 LEMC</u>

**Section 44.** Chapter 17.88 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.

**Section 45.** Chapter 17.96 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.

**Section 46.** Section 17.108.050.A. of the LEMC is hereby amended to read as follows:

A. The procedures for applying the Planned Unit Development Overlay District to any properties shall be the same as described in ~~Chapter 17.188 LEMC~~ 17.415.040 for zoning amendments.

**Section 47.** Section 17.108.050.C. of the LEMC is hereby amended to read as follows:

C. Notices and Public Hearings. Notices and public hearings regarding an application for a PUD and PUD plan, or a modification to an approved PUD plan, shall be provided in compliance with Chapter ~~17.192~~ 17.410 LEMC, ~~Hearings~~.

**Section 48.** Section 17.112.070.B. of the LEMC is hereby amended to read as follows:

B. Nothing within this section is intended to preclude the ~~Planning Commission~~ approving authority, pursuant to design review approval in accordance with ~~Chapter 17.184 LEMC 17.415.050 and 17.415.060~~, from requiring any specific fence or wall to be of a more restrictive design or height in order to accommodate the situation or setting.

**Section 49.** Section 17.112.090.O. of the LEMC is hereby amended to read as follows:

O. Sale of Alcoholic Beverages. Establishments engaged in the concurrent sale of motor vehicle fuel with alcoholic beverages shall abide by the following requirements as a condition pursuant to the provisions of subsection (D) of this section and ~~Chapter 17.168 LEMC, Conditional Use Permits~~ LEM 17.415.070:

**Section 50.** Section 17.112.160. of the LEMC is hereby amended to read as follows:

In any commercial or industrial district, the use of the land for horticultural uses may be permitted until such time as the property is developed in accordance with the provisions of the district, subject to approval of a use permit pursuant to the provisions of ~~Chapter 17.168 LEMC 17.415.070~~.

**Section 51.** Section 17.116.020 of the LEMC is hereby amended to read as follows:

Uses permitted in the C-O district shall include those businesses listed below which operate in compliance with the intent and standards of this district and are conducted entirely within a

completely enclosed building. Each business shall be evaluated in terms of its operational characteristics and specific site location pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

**Section 52.** Section 17.116.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses, while similar in characteristics to permitted uses in LEMC 17.116.020, may have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the C-O district shall require a use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070 and shall include the following:

**Section 53.** Section 17.116.060 of the LEMC is hereby amended to read as follows:

The maximum height shall be 35 feet. However, special architectural features such as towers may be permitted to exceed this height subject to approval of a use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070, Conditional Use Permits.

**Section 54.** Section 17.116.070 of the LEMC is hereby amended to read as follows:

A residential structure may be converted to a permitted use, subject to the approval of a conditional use permit pursuant to the provisions of ~~Chapter 17.168~~ LEMC 17.415.070, provided the development complies with all development standards and criteria contained herein this chapter. In approving the use permit, the ~~Planning Commission~~ approving authority shall impose conditions necessary to assure that the conversion will not impact adjoining properties or the reasonable use thereof and to provide for adequate parking and circulation, and that the architectural design of the structure will not detract from the character of the neighborhood (both residential and commercial).

**Section 55.** Section 17.116.110 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the C-O district until the applicant has obtained design review approval pursuant to the provisions of ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060.

**Section 56.** Section 17.120.020 of the LEMC is hereby amended to read as follows:

Uses permitted in the C-1 district shall include those businesses listed below which operate in compliance with the intent and standards of this district and are conducted entirely within a completely enclosed building. Each business shall be evaluated in terms of its operational characteristics and specific site location pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

**Section 57.** Section 17.120.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC ~~17.116.020~~ 17.120.020 may have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the C-1 district shall require a use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070 and shall include the following:

**Section 58.** Section 17.120.100 of the LEMC is hereby amended to read as follows:



No building permits shall be issued for the construction of any building or structure in the C-1 district until the applicant has obtained design review approval pursuant to the provisions of ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060.

**Section 59.** Section 17.124.020 of the LEMC is hereby amended to read as follows:

Uses permitted in the C-2 district shall include those businesses listed below which operate in compliance with the intent and standards of this district and are conducted entirely within a completely enclosed building. Each business shall be evaluated in terms of its operational characteristics and specific site location pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

**Section 60.** Section 17.124.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses, while similar in characteristics to permitted uses in LEMC 17.124.020, may require outdoor operation and/or have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the C-2 district shall require a use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070 and shall include the following:

**Section 61.** Section 17.124.040 of the LEMC is hereby amended to read as follows:

The minimum lot area for new lots in the C-2 district shall be 25,000 square feet net. Within centers which have design review approval pursuant to ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060 and which share reciprocal facilities such as parking and access, smaller lots in the form of individual pads may be permitted provided it can be shown that development upon those lots can comply, with the exceptions of street frontage width, with all of the standards of this chapter.

**Section 62.** Section 17.124.120 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the C-2 district until the applicant has obtained design review approval pursuant to the provisions of ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060.

**Section 63.** Section 17.128.020 of the LEMC is hereby amended to read as follows:

Uses permitted in the C-P district shall include those businesses listed below which operate in compliance with the purpose, intent and standards of this district. Each business shall be evaluated in terms of its operational characteristics and specific site location pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

**Section 64.** Section 17.128.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC 17.128.020 may require outdoor operation and/or have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the C-P district shall require a use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070 and shall include the following:

**Section 65.** Section 17.128.120 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the C-P district until the applicant has obtained design review approval pursuant to the provisions of ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060.

**Section 66.** Section 17.132.020 of the LEMC is hereby amended to read as follows:

Uses permitted in the C-M district shall include those businesses listed below which operate in compliance with the intent and standards of this district and are conducted entirely within a completely enclosed building. Each business shall be evaluated in terms of its operational characteristics and specific site location pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

**Section 67.** Section 17.132.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC 17.132.020 may require outdoor operation and/or have the potential to impact surrounding properties and, therefore, require additional approval and consideration. Such uses to be permitted in the C-M district shall require a use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070 and shall include the following:

**Section 68.** Section 17.132.040.A.7. of the LEMC is hereby amended to read as follows:

7. All outdoor storage shall be subject to the approval of a conditional use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070 and shall also be reviewed to ensure adequate provision of screening of storage areas. Storage materials shall not be visible from public rights-of-way, including freeways, or adjacent residential or commercial properties.

**Section 69.** Section 17.132.130 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the C-M district until the applicant has obtained design review approval pursuant to the provisions of ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060.

**Section 70.** Section 17.134.080 of the LEMC is hereby amended to read as follows:

A. No grading or building permit shall be issued for the development of a project in the CMU zone until the ~~developer has filed an application for design review~~ applicant has obtained design review approval pursuant to the provisions of LEMC 17.415.050 and 17.415.060, or a conditional use permit pursuant to LEMC 17.415.070 in conjunction with the ~~that includes a design review approval, reviewed by all City departments and approved by the City Planning Commission.~~

B. ~~The design review approval shall expire after two years unless a building permit has been issued for the project, or the applicant has filed a request for a one-year extension of time prior to expiration. The applicant may file additional requests for one-year extensions of time; however, the expiration of a design review approval shall not be extended beyond a total of three additional years. All requests for extension are subject to review and approval by the Director of Community Development.~~

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~~C. A design review that accompanies a conditional use permit is subject to the same limitations as the conditional use permit, in accordance with subsection (D) of this section.~~

~~D. A conditional use permit approval shall lapse and become void after one year unless a building permit has been issued for the project and construction has commenced and diligently pursued toward completion, in accordance with Chapter 17.168 LEMC.~~

~~E. Any alteration or modification of an approved project or its conditions of approval shall require the written request by the applicant and written approval by the Director of Community Development.~~

~~F. Fifty percent or more of the project's gross floor area shall be devoted to commercial uses within the CMU zone.~~

~~G. Access to residential units shall be provided separately from commercial uses, in an enclosed and locked foyer. Buildings requiring an elevator access to residential units shall provide the elevator in a locked foyer on the ground floor.~~

~~H. Adequate internal and external lighting shall be provided for security purposes. Lighting shall be energy efficient, stationary, downcast, and deflected away from residential units, adjacent properties and public rights-of-way. A lighting plan shall accompany the design review or conditional use permit application to ensure that no light conflicts with adjacent residential uses, and that safety is addressed in all areas of the project.~~

**Section 71:** Section 17.134.090 of the LEMC is hereby amended to read as follows:

### **17.86.090 Lake Elsinore Municipal Code references.**

Where this chapter is silent, the following chapters or portions thereof in the LEMC shall apply:

1.	Definitions	Chapter 17.08 LEMC
2.	Residential Development Standards	Chapter 17.44 LEMC
3.	Home Occupation Regulations	Chapter 17.48 LEMC
4.	<del>Condominiums and Condominium Conversions</del>	<del>Chapter 17.88 LEMC</del>
54.	Nonresidential Development Standards	Chapter 17.112 LEMC
65.	Parking Requirements	Chapter 17.148 LEMC
76.	Medical Marijuana Dispensaries	Chapter 17.156 LEMC
87.	Nonconforming Uses	Chapter 17.164 LEMC
9.	Conditional Use Permits	Chapter 17.168 LEMC
10.	<del>Variances</del>	<del>Chapter 17.172 LEMC</del>
118.	Noise Control	Chapter 17.176 LEMC
12.	<del>Administration—Planning Commission and City Council</del>	<del>Chapter 17.180 LEMC</del>
13.	<del>Design Review</del>	<del>Chapter 17.184 LEMC</del>
14.	Amendments	Chapter 17.188 LEMC

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15.	Hearings	Chapter 17.192 LEMC
16.	Signs – Advertising Structures	Chapter 17.196 LEMC
17.	Temporary Uses	Chapter 17.200 LEMC
10.	<u>General Application Processing Procedures</u>	<u>Chapter 17.410 LEMC</u>
11.	<u>Permitting Requirements</u>	<u>Chapter 17.415 LEMC</u>

**Section 72.** Section 17.136.020 of the LEMC is hereby amended to read as follows:

Uses permitted in the M-1 district shall include those businesses listed below which operate in compliance with the purpose, intent and standards of this district, are conducted entirely within a completely enclosed building, and maintain an exterior environment free from odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, and the storage of hazardous waste. Each business shall be evaluated in terms of its operational characteristics and specific site location pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

The requisite number of parking spaces specified in LEMC 17.148.030(C) shall be provided unless a parking determination pursuant to LEMC 17.148.030(D) is approved by the ~~Planning Commission~~ approving authority for a particular use. A parking determination does not run with the land. A new determination is required upon any changes in business operation characteristics or a change of use which results in an increased demand for parking. The requisite number of parking spaces specified in LEMC 17.148.030(C) shall be provided unless a parking determination pursuant to LEMC 17.148.030(D) is approved by the Planning Commission for a particular use. A parking determination does not run with the land. A new determination is required upon any changes in business operation characteristics or a change of use which results in an increased demand for parking.

**Section 73.** Section 17.136.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC 17.136.020 may ~~or~~ have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the M-1 district shall require ~~Planning Commission review and approval of~~ a use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070 and shall include the following:

**Section 74.** Section 17.136.040.A.7. of the LEMC is hereby amended to read as follows:

7. All outdoor storage shall be subject to the approval of a conditional use permit pursuant to ~~Chapter 17.168~~ LEMC 17.415.070 and shall also be reviewed to ensure adequate provision of screening of storage areas. Storage materials shall not be visible from public rights-of-way, including freeways, or adjacent residential or commercial properties

**Section 75.** Section 17.136.140 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the M-1 district until the applicant has obtained design review approval pursuant to the provisions of ~~Chapter 17.184~~ LEMC 17.415.050 and 17.415.060.

**Section 76.** Section 17.140.020 of the LEMC is hereby amended to read as follows:

Uses permitted in the M-2 district shall include those businesses listed below which operate in compliance with the purpose, intent and standards of this district, are conducted entirely within a completely enclosed building, and maintain an exterior environment free from odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, and the storage of hazardous waste. Each business shall be evaluated in terms of its operational characteristics and specific site location pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

The requisite number of parking spaces specified in LEMC 17.148.030(C) shall be provided unless a parking determination pursuant to LEMC 17.148.030(D) is approved by the ~~Planning Commission~~ approving authority for a particular use. A parking determination does not run with the land. A new determination is required upon any changes in business operation characteristics or a change of use which results in an increased demand for parking.

**Section 77.** Section 17.140.030 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC 17.140.020 may ~~or~~ have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in the M-2 district shall require ~~Planning Commission review and approval of a use permit pursuant to Chapter 17.168 LEMC~~ 17.415.070 and shall include the following:

**Section 78.** Section 17.140.040.A.8. of the LEMC is hereby amended to read as follows:

8. All outdoor storage shall be subject to the approval of a conditional use permit pursuant to ~~Chapter 17.168 LEMC~~ 17.415.070 and shall also be reviewed to ensure adequate provision of screening of storage areas. Storage materials shall not be visible from public rights-of-way, including freeways, or adjacent residential or commercial properties

**Section 79.** Section 17.140.140 of the LEMC is hereby amended to read as follows:

No building permits shall be issued for the construction of any building or structure in the M-2 district until the applicant has obtained design review approval pursuant to the provisions of ~~Chapter 17.184 LEMC~~ 17.415.050 and 17.415.060.

**Section 80.** Section 17.144.020 of the LEMC is hereby amended to read as follows:

Uses permitted in the M-3 district shall include those businesses listed below which operate in compliance with the purpose, intent and standards of this district, are conducted on a contiguous area of not less than 300 acres unless otherwise permitted in LEMC 17.144.030, maintain an exterior environment meeting all State and Federal regulations pertaining to odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, and the storage of hazardous waste. Each business shall be evaluated in terms of its operational characteristics and specific site location pursuant to the provisions of LEMC 17.415.050 and 17.415.060.

**Section 81.** Section 17.144.040 of the LEMC is hereby amended to read as follows:

It is recognized that certain uses while similar in characteristics to permitted uses in LEMC 17.144.020 may have the potential to impact surrounding properties and therefore require additional approval and consideration. ~~The following uses are permitted provided a conditional use permit has been granted pursuant to Chapter 17.168 LEMC~~ Such uses to be permitted in the

## Exhibit F

M-3 district shall require a use permit pursuant to LEMC 17.415.070 and shall include the following:

**Section 82.** Chapter 17.168 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.

**Section 83.** Chapter 17.172 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.

**Section 84.** Chapter 17.180 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.

**Section 85.** Chapter 17.184 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.

**Section 86.** Chapter 17.186 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.

**Section 87.** Chapter 17.188 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.

**Section 88.** Chapter 17.192 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.

**Section 89.** Chapter 17.200 shall be deleted from the Lake Elsinore Municipal Code and shall be reserved for future use.