

## Article 18.5. Mixed Use Zone (MU-1)

### 10.08.2481 Purpose (MU-1)

The Mixed Use (MU-1) Zone is designed to promote integrated development of commercial and high-density residential uses. The zone is intended to provide housing opportunities in close proximity to employment centers, retail services, and transit.

### 10.08.2483 Descriptive regulations (MU-1).

In the MU-1 Zone the following specified regulations shall govern, unless otherwise provided in this chapter:

- a) The Mixed Use Zone is to provide effective integration of high density residential and commercial mixed uses.
- b) Commercial uses shall be located as an integral part of neighborhoods for the purpose of providing goods and services to the residents of the surrounding area.
- c) Both vertical and horizontal mixed-use of residential and commercial uses are encouraged in the Mixed Use Zone.
- d) All projects in the Mixed Use Zone shall include residential development. If a project elects to include a commercial use, the project shall maintain a minimum of fifty (50%) percent residential development of the total floor area.

### 10.08.2485 Permitted uses (MU-1).

(a) The following uses shall be permitted in the MU-1 Zone:

Group 1	Minor public service uses;
Group 4	Temporary buildings and uses;
Group 21	Single-family uses, including tiny homes;
Group 21.1	Manufactured and factory-built housing;
Group 22	Two-family uses;
Group 23	Multi-family uses;
Group 24	High density multi-family uses, excluding all except multiple family dwelling units;
Group 25	Institutional uses with residential accommodations;
Group 28	Household pets and small animals;
Group 29	Accessory uses;
Group 30	Educational, cultural, institutional, and recreational uses serving local residential areas, except places of worship;
Group 33	Specialized recreational and instructional uses in dance, athletics, arts, and self defense;
Group 41	Business Offices and professional offices and laboratories;
Group 42	Consumer service and retail trade;

Group 43	Consumer service and retail trade (shopping services), excluding eating and/or drinking establishments that serve alcohol and provide entertainment after 11:00 p.m.; and
Group 44	Consumer service and retail trade (goods and services), excluding all uses except catering establishments.

(b) The following conditional uses shall be permitted in the MU-1 Zone subject to the granting of a use permit as provided in sections 10.08.4250 through 10.08.4420 of Article 34 of this chapter:

Group 27	Residential planned unit developments, excluding all except residential condominiums; and
Group 30	Educational, cultural, institutional and recreational uses serving local residential areas, excluding all except places of worship.

**10.08.2487 Development Standards (MU-1)**

**a) Lot area.**

There shall be no minimum lot size for this district.

**b) Building site area.**

There shall be no building site area requirements in the MU-1 Zone.

**c) Density.**

The areas designated MU-1 shall have a density range of twenty (20) to thirty-five (35) dwelling units per gross acre.

The clustering of differentiating product types shall be allowed as long as development remains in the required density range. A site or project may include multiple product types.

**d) Yard areas**

Minimum yards in the MU-1 Zone shall be as follows:

- (1) Front yards. No less than 10 feet; and
- (2) Side and rear yards. Ten (10) feet, except where adjacent to a commercial or industrial zones, there shall be no yard requirements.

**e) Height.**

There shall be no height limit in the MU-1 Zone.

**f) Floor area.**

- (1) Commercial uses shall comprise of up to a maximum of fifty (50%) percent of the total floor area.

(2) Residential uses shall comprise of a minimum of fifty (50%) percent of the total floor area and up to a maximum of one hundred (100%) percent of the total floor area.

**g) Off-street parking**

See Article 26 of this chapter. In addition, when two (2) or more uses combine their parking into a single adjoining parking lot with common ingress and egress, they may receive a twenty-five (25%) percent reduction in the required number of spaces. The proposed common parking lot shall be subject to site plan and architectural review at the time of the development plan review.

**h) Signs.**

Signs in the MU-1 Zone shall be permitted in compliance with the provisions of Article 35 of this chapter.

**i) Usable open space.**

A minimum of ten (10) percent of the total area shall be reserved for pedestrian malls or other open spaces. The usable open space shall not include the required front yard or street side yard, off-street parking, driveways, or service areas. There shall be no obstruction above the space, except for devices to enhance the usability of the space.

**j) Loading and unloading space.**

See 10.08.3570 of Article 26 of this chapter. All commercial uses in the MU-1 Zone shall designate an area for loading and unloading upon such property. This area shall not be included in the required parking area.

**10.08.2489 Development review (MU-1).**

All buildings, structures and site improvements shall obtain a Development Review Permit as required by Article 30 of this chapter, prior to being established in the MU-1 Zone.

Multifamily Residential or High Density Residential projects of five (5) or more units that include a minimum twenty percent (20%) of units affordable to lower-income households (in accordance with Government Code Section 65583.2(c)) shall be a permitted use by right; however, projects must comply with the Multiple-Unit and Mixed-Use Housing Objective Design Standards in Section 10.10.050.