



GENERALIZED REQUIREMENTS FOR COMMERCIAL AND MIXED-USE ZONES

ZONE		SITE DEVELOPMENT STANDARDS												
		MINIMUM LOT ¹			MINIMUM BLDG SETBACKS (Ft.)				MAX F.A.R.	MAX HEIGHT (Ft.)	MAX DENSITY ¹⁴ (du/ac)	RESIDENTIAL OPEN SPACE		MINIMUM LEASABLE COMMERCIAL SPACE (MIXED-USE)
		AREA (Sq. Ft.)	WIDTH(Ft.)	DEPTH(Ft.)	FRONT	SIDES ² (Ft.)		REAR				STAND-ALONE (Common/Private)	MIXED-USE ^{5,6,8} (Common/Private)	
STREET	INTERIOR													
O	Office	20,000 ^{9,14}	65	100	15 ¹⁰	15 ¹¹	5 ¹¹	15	1 ⁹	40	-	-	-	-
CR	Commercial Retail	20,000 ^{9,14}	60	100	0 ¹⁰	0 ¹¹	0 ^{11,12}	0 ¹²	0.5 ⁹	75	-	-	-	-
CG	Commercial General	20,000 ^{9,14}	100	100	0 ¹⁰	0 ¹¹	0 ^{11,12}	0 ¹²	0.5 ⁹	75	-	-	-	-
CRC	Commercial Regional Center	10 acres ^{9,14}	300	100	50 ¹⁰	50 ¹¹	20 ^{11,13}	0 ¹³	0.5 ⁹	75	-	-	-	-
MU-N	Mixed Use - Neighborhood	7,000	60	100	15	0	0	15 ³	1.0 ^{4,7}	35	10 ^{4,7}	400 sq. ft./ 50 sq. ft.	50 sq. ft./du 50 sq. ft./du	10%/1,000 sq. ft. (whichever is less)
MU-V	Mixed Use - Village	20,000	75	100	0	0	0	15 ³	2.5 ^{4,7}	45	30 ^{4,7}	200 sq. ft./ 50 sq. ft.	50 sq. ft./du 50 sq. ft./du	40% ground floor (Arterial Streets)
MU-U	Mixed Use - Urban	20,000	80	100	0	0	0	15 ³	4.0 ^{4,7}	60	40 ^{4,7}	150 sq. ft./ 50 sq. ft.	50 sq. ft./du 50 sq. ft./du for at least 50% of the units	80% ground floor (Arterial streets)

- Standard shall apply to newly created lots or parcels only.
- The minimum side yard setback in the MU-N Zone shall be 10 feet when adjacent to a residential zone. The minimum side yard setback in the MU-V and MU-U Zones shall be 15 feet when adjacent to a residential zone.
- The minimum rear yard setback for any mixed-use zone shall be 25 feet when adjacent to a residential zone. Where a development abuts an alley to the rear, the rear setback shall be measured from the centerline of the alley.
- Higher residential densities are permissible for projects in the MU-V and MU-U Zones that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process.
- Private useable open space shall have a minimum dimension on any side of five feet. Private useable open space can also be met through equivalent design features as approved by the Planning Commission.
- Common useable open space may be divided into more than one area; however, at least one area shall be a minimum of 625 square feet, with no dimension on any side of less than 25 feet.
- See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.
- For the purposes of this section, Mixed-Use Development shall incorporate a minimum amount of leasable retail, office or other commercial floor area as follows:
 - MU -N Zone 1,000 square feet or 10% of the gross floor area of the project, whichever is greater.
 - MU -V Zone 40% of the lineal frontage of the ground floor fronting on any arterial street.
 - MU -U Zone 80% of the lineal frontage of the ground floor fronting on any arterial street.
 Where a Mixed -Use Development has frontage on more than one arterial street having different classifications according to the Circulation and Community Mobility Element of the General Plan, this requirement shall apply only to the arterial street with the higher classification.
- Smaller minimum lot areas may be established by a master plan for the center or for the adaptive reuse or development of existing infill lots.
- Front yard setback shall be increased by 2½ feet per story for any story over the second story.
- Side yard setbacks shall be increased by 2½ feet per story for any story over the second story.
- Wherever a CR or CG zoned property abuts a property zoned for residential use, the building setback shall be a minimum of 15 feet with at least five feet of landscaping. Additional setbacks may be required.
- Whenever a CRC Zone property abuts a property zoned for residential use, the setback shall be 50 feet with at least 10 feet of landscaping.
- The Approving or Appeal Authority may make findings to allow a development project to exceed a maximum FAR when it is determined that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, services or surrounding land uses. Variance findings pursuant to Chapter 19.720 (Variance) are not required.