

**19.120.050 - Use Regulations.**

- A. Table 19.150.020 (Mixed-Use Zones Development Standards) identifies the permitted uses in the MU-N, MU-V and MU-U Zones as singular, stand-alone uses or combined uses in a mixed-use development zone, provided such uses are consistent with the objectives and policies of the General Plan and adhere to the definitions, development and design standards set forth herein.
- B. Certain uses may be subject to special conditions regarding the location, operation or design of the use. References to these provisions are made in Table 19.150.020 (Mixed-Use Zones Development Standards).
- C. When a use is not specifically listed in Table 19.150.020 (Mixed-Use Zones Development Standards), the Community & Economic Development Director or his/her designee, pursuant to the provisions in Chapter 19.060 (Interpretation of Code), shall have the authority to determine whether the proposed use is permitted based on the finding that the use is similar to and no more detrimental than those permitted in the zone. Uses not listed, or otherwise determined by the Community & Economic Development Director or his/her designee to be permitted, are prohibited.

**Table 19.120.050**  
**Mixed-Use Zones Development Standards**

Zones				
Development Standards	MU-N	MU-V	MU-U	Notes, Exceptions & Special Provisions
Lot Area - Minimum	7,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Lot Width - Minimum	60 ft.	75 ft.	80 ft.	
Front Yard Setback - Minimum	15 ft.	0 ft.	0 ft.	
Side Yard Setback - Minimum	0 ft.	0 ft.	0 ft.	See Note 1
Rear Yard Setback Minimum	15 ft.	15 ft.	15 ft.	See Note 2
Building Height - Maximum	35 ft.	45 ft.	60 ft.	See Note 6
Front Building Facade Length - Maximum	60 ft.	125 ft.	125 ft.	<u>See Section 19.120.070.D (Building modulation and articulation.)</u>

## EXHIBIT 3

Zones				
Development Standards	MU-N	MU-V	MU-U	Notes, Exceptions & Special Provisions
FAR - Maximum	1.0	2.5	4.0	See Note 6
Residential Density - Maximum <u>(Gross)</u>	10 du/ac	30 du/ac	40 du/ac	See Notes 3 and 6
Open Space Requirements - Stand Alone	See <del>Note R-3-4000</del> <u>Standards</u>	See <del>Note R-3-1500</del> <u>Standards</u>	See <del>Note R-4</del> <u>Standards</u>	See Table 19.100.07 <del>60</del> (Additional <u>Requirements regulations</u> for the R-3 and R-4 Zones)
Open Space Requirements - Mixed Use Development				
A. Minimum Private Open Space	50 sq. ft./du	50 sq. ft./du	50 sq. ft./du for at least 50% of the units	See Note 4
B. Minimum Common Open Space	50 sq. ft./du	50 sq. ft./du	>50 sq. ft./du	See Note 5

Notes, Exceptions and Special Provisions.

1. 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, or if the project contains a residential component.
2. The minimum rear yard setback for any mixed-use zone shall be 25 feet when adjacent to a residential zone or if the project contains a residential component. Where a development abuts an alley to the rear, the rear setback shall be measured from the centerline of the alley.
3. 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.
4. 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.
5. Common useable open space may be divided into more than one area; however, each area shall be a minimum of 625 square feet, with no dimension on any side of less than 25 feet.
6. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.

(Ord. 7413 , §1(Exh. A), 2-20-2018; Ord. 7331 §6, 2016; Ord. 6966 §1, 2007)