

## Chapter 18.54: "MU" Mixed Use Overlay District

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### Sections:

18.54.010	Purpose
18.54.020	Applicability and Zoning Map Designator
18.54.030	Mixed Use Development Plan/Application
18.54.040	Land Use Regulations
18.54.050	Development Standards
18.54.060	Required Findings
18.54.070	Design Review

### **18.54.010 Purpose**

#### **A. The purposes of the Mixed Use Overlay District are to:**

1. Provide a tool to encourage and facilitate redevelopment of certain areas by allowing a variety of commercial and residential uses that can be developed in a compatible manner.
2. Ensure that the mix of uses will be successfully integrated into desirable, cohesive districts.
3. Encourage medium-density residential development to occur in areas in close proximity to employment and services.
4. Establish sites of sufficient size to allow flexibility in achieving the standards of this chapter.

### **18.54.020 Applicability and Zoning Map Designator**

The "MU" Mixed Use Overlay District may be combined with any residential, office, or commercial district at locations determined appropriate by the City Council in conjunction with the adoption of a neighborhood plan, specific plan, redevelopment plan, or similar document. It may be initiated by the Planning Commission or the City Council or by a petition of property owners under the procedures established in Chapter 18.18, Amendments to the Text or Map. If initiated by property owners, the petition shall include a "mixed use development plan," prepared in accordance with Section 18.54.030. The minimum size of the overlay district shall be 1 acre.

### **18.54.030 Mixed Use Development Plan/Application**

#### **A. Applicants for mixed-use projects shall submit the following to the Director:**

1. A complete application form, fee, and required attachments.
2. A site plan or plans depicting the existing and proposed uses, building locations, gross floor area, lot coverage, parking, landscaping, and delineation of commercial/office uses and residential densities. A circulation plan for vehicles and pedestrians shall be provided as may be appropriate based on the scale of the project.
3. Guidelines for the physical development of the property, including illustrations of proposed architectural, urban design, building elevations, and landscape concepts.

Mixed-use development applications shall be processed as use permits in accordance with the provisions of Chapter 18.14, Use Permits.

### **18.54.040 Land Use Regulations**

Appropriate land uses in this overlay district are those uses listed in Schedule 18.31.020-A pertaining to the "RM" District for residential uses and Schedules 18.32.020-A and 18.33.02-A for office and commercial uses, respectively. In approving an "MU" Overlay District, the City Council may delete permitted or conditionally permitted uses, may designate conditionally permitted uses as permitted uses, or may require site development permits or use permits for all uses.

### **18.54.050 Development Standards**

- A. Where a property is zoned "MU," development standards provided in the applicable plan or document described in Section 18.54.020 shall supercede the development regulations of this code. If a standard is not addressed by the applicable plan or the ordinance classifying the property as "MU," the remaining provisions of this code shall prevail. However, the Planning Commission may approve a plan that deviates from the density, floor area ratio, lot size, setback, height, parking, signage, and other physical limitations defined in the base district or other sections of this code, provided it makes the findings required under Section 18.54.060.
- B. In order to ensure that development which occurs in the overlay district is compatible with the intent of this chapter and surrounding structures and uses, developments shall comply with the following principles:
  1. Recognize, and be generally consistent with, the scale and character of adjacent structures and developments, and include the continuation or integration of existing facade treatments where appropriate.
  2. Provide building forms and massing, varied roof lines, ornamentation, color, and other elements which complement and enhance the neighborhood.

3. Provide street frontages which emphasize the buildings' street facades as major elements of the overall streetscape and neighborhood and include, as appropriate, colonnades, arcades, awnings, and other weather-protection elements along all pedestrian corridor frontages.
4. Link exterior spaces (courtyards, arcades, plazas, walkways, etc.) to buildings and adjacent properties.
5. Provide reasonable pedestrian-oriented connections to the surrounding neighborhood.
6. Provide vehicle links between adjacent properties where appropriate; utilize joint driveway configurations.
7. Locate second-story windows and decks to protect the privacy of any adjoining single-family district where feasible.

#### **18.54.060 Required Findings**

The Planning Commission may approve a mixed-use development use permit only upon making the following findings in addition to the use permit findings required by Section 18.14.070:

- A. The proposed development is consistent with the General Plan.
- B. The site for the proposed development is adequate in size and shape to accommodate said uses, densities, and intensities of development and all yards, open spaces, setbacks, walls and fences, parking area, loading areas, landscape, and other features required.
- C. The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or the permitted use thereof and will be compatible with the existing and planned land use character of the surrounding area.
- D. The traffic generated by the proposed development and the public services and facilities required can be provided by existing and planned infrastructure.

#### **18.54.070 Design Review**

To ensure that the type, arrangement, and design of uses meet the intent of this chapter, the General Plan and any adopted neighborhood, redevelopment, or specific plan that is linked to the "MU" District, the provisions of Chapter 18.56, "DR" Design Review Overlay District, may be imposed by the City Council by rezoning the property to the "DR" District concurrently with the "MU" District.