

Mixed Use Zones					
TABLE 4.3 Allowed Land Uses and Permit Requirements for Mixed Use Zones	P(16)	Permitted Use			
	CUP	Conditional Use Permit Required			
	S	Permit Requirement in Specific Use Regulations			
	A	Accessory Use			
	—	Use Not Allowed			
LAND USE TYPE (1)	Permit Required by Zone				Specific Use Regulations
	MU1A	MU1B (21)	MU1C	MU2 ²²	
INDUSTRY, MANUFACTURING AND PROCESSING					
Artisan/Craft Product Manufacturing	P	P	—	CUP(6)	
Catering Service, as a Primary Use	P(6)	P	—	P(6)	
Furniture and Fixture Manufacturing, Cabinet Making	—	P	—	—	
Laboratory – Medical, Analytical	—	P	—	—	
Manufacturing, Light	—	P(14)	—	—	
Media Production	P(6)	P	—	P(6)	
Printing and Publishing	P(6)	P	—	P(6)	
Research and Development	—	P	—	—	
LODGING					
Lodging – Short-Term Vacation Rentals	P(15)	P(15)	P(15)	P(15)	Section <u>7.110</u>
Lodging – Bed and Breakfast Inn (B&B)	—	—	—	P	
Lodging – Hotel/Motel	P	P	—	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY					
Cardroom	CUP	CUP	—	CUP	Chapter <u>9</u>
Community Meeting Facility	CUP	CUP	CUP	CUP	
Commercial Recreation – Indoor	CUP	CUP	—	P(6)	
Fitness/Health Facility	P	P	—	P	
Library, Museum, Art Gallery	P	P	—	P	
Park	P	P	P	P	

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School – Elementary, Secondary, or College, Private	CUP	CUP	CUP	CUP	
School – Specialized Education and Training	CUP	CUP	—	CUP	
Studio – Art, Dance, Martial Arts, Music, etc.	P	P	—	P	
Theater, Cinema or Performing Arts	CUP	CUP	—	CUP	Theater District Ord. 2158
RESIDENTIAL					
Dwelling, Multiple	CUP	CUP	P	—	
Dwelling, Accessory	A,S	A,S	A,S	A,S	Section <u>7.030</u>
Dwelling, Junior Accessory	A,S	A,S	A,S	A,S	Section <u>7.035</u>
Dwelling, Single	—	—	P	—	
Home Occupation	A,S(2)	A,S(2)	A,S(2)	A,S(2)	Section <u>7.050</u>
Residential Care, 7 or More Clients	P(10)	P(10)	P	CUP(10)	
Residential Care Facility, Adult	P(6)	P(6)	—	CUP(10)	
Residential Care Facility, for the Chronically Ill	P(6)	P(6)	—	CUP(10)	
Residential Care Facility, for the Elderly	P(6)	P(6)	—	CUP(10)	
Residential in Mixed Use Building	P(6)	P(6)	P(6)	P(6)	
Work/Live	P(6)	P(6)	P	P(6)	
RETAIL					

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Adult Oriented Business	CUP	CUP	—	CUP	Chapter <u>10</u>
Artisan Shop	P	P	—	P	
Auto Parts Sales	P	P	—	—	
Bar, Tavern, Night Club	CUP	CUP	—	CUP	Chapter <u>8</u>
Building and Landscape Materials Sales Indoor – 25,000 sf or Less	P	P	—	P	
Building and Landscape Materials Sales Indoor – More Than 25,000 sf	CUP(20)	CUP(20)	—	CUP(20)	
Fueling Station/Gas Station	—	—	—	—	
General Retail – 25,000 sf or Less	P	P	—	P	
General Retail – More Than 25,000 sf	CUP(20)	CUP(20)	—	CUP(20)	
Groceries/Specialty Foods – 25,000 sf or Less	P	P	—	P	
Groceries/Specialty Foods – More Than 25,000 sf	CUP(20)	CUP(20)	—	CUP(20)	
Plant Nursery	P	P	—	—	
Restaurant, Café, Coffee Shop	P	P	CUP	P	
SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL					
ATM	P	P	P	P	
Bank, Financial Services	P	P	—	P	
Business Support Service	P	P	—	P	
Medical Services – Health Care Facility	P(6)	P(6)	—	P(6)	
Medical Services – Major	P	P	—	P	
Medical Services – Minor	P(6,11)	P(6,11)	P	P(6, 11)	

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	MU1A	MU1B (21)	MU1C	MU2 ²²	
Office – Government	P	P	P	P(6)	
Office – Headquarters, or Processing	P(6)	P	—	P(6)	
Office – Professional, Administrative	P	P	P	P(6)	
SERVICES – GENERAL					
Adult Day Program	CUP	CUP	CUP	P	
Child Care Center	P(6)	P(6)	—	P(6)	
Child Day Care – Large Family	—	—	A(4)	—	Section <u>7.060</u>
Child Day Care – Small Family	A(3)	A(3)	A(3)	A(3)	
Kennel, Animal Boarding	—	CUP	—	—	
Meals Assembly Business	P(12)	—	—	—	
Mortuary, Funeral Home	CUP	—	—	—	
Personal Services	P	P	—	P	
Personal Services – Restricted	P	P	—	P	
Public Safety Facility	P	P	P	P	
Vehicle Services – Minor Maintenance/Repair	—	P	—	CUP	
Veterinary Clinic, Animal Hospital	P(8)	P(8)	—	P(8)	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
City Water and Sewer Facility	P	P	P	P	
Parking Facility, Public or Commercial	CUP	—	—	CUP	
Telecommunications Facility	S	S	S	S	Section <u>7.090</u> and Muni Code <u>14.44</u>

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	MU1A	MU1B (21)	MU1C	MU2 ²²	
Utility Facility	CUP	CUP	—	CUP	
Zero Emission Vehicles (Battery Charging Station)	A(18)	A(18)	A(18)	A(18)	
Zero Emission Vehicles (Hydrogen Fuel Cell Station)	CUP(19)	—	—	CUP(19)	
Key to zone symbols					
MU1A - Mixed Use 1A		MU1C - Mixed Use 1C			
MU1B - Mixed Use 1B		MU2 - Mixed Use 2			

Notes:

- 1 See glossary for land use definitions.
- 2 Home occupation permit and business license required.
- 3 Business license required.
- 4 Business license and compliance with Section 7.060 required.
- 5 Site plan and architectural review required and compliance with Section 7.040 required.
- 6 Use allowed only on an upper floor or behind a ground floor street fronting use; use in other locations allowed subject to a CUP.
- 7 Permitted use (P) if limited to a maximum of 5,000 square feet on the ground floor.
- 8 A CUP is required for overnight board and care.
- 9 Neighborhood serving and open at lunch.
- 10 Allowed only on floors above the ground floor.
- 11 Urgent care facilities may be located on the ground floor as a street fronting use.
- 12 Allowed only in a shopping center.
- 13 Use permitted only on Lakeville Highway between Baywood Drive and Casa Grande Road.
- 14 See Section 21.030 (Non-Residential Uses Abutting Residential Uses).
- 15 Short-term vacation rental permit, business license and transient occupancy tax certificate required (Section 7.110).

16 Use must be at least 600 feet from a school or a childcare center, at least 200 feet from parks, youth centers, or the library, and 100 feet from residential districts as measured from property line to property line.

17 All cannabis businesses must obtain an annual commercial cannabis permit.

18 Pursuant to Government Code Section 65850.7, this Zoning Ordinance requires no permit for stations.

19 Allowed with CUP when located on site of an existing fueling station/gas station land use.

20 To be processed as a major conditional use permit at the discretion of the Planning Commission.

21 Refer to Section 5.080 for parcels in the Fairgrounds Overlay Zone.

22 Refer to Section 5.070 for parcels in the Downtown Housing and Economic Opportunity Overlay Zone.

Table 4.10. MU1 and MU2 Zone Development Standards

Development Feature	Requirement by Zone	
	MU1 Mixed Use 1	MU Mixed Use 2 ⁴
Lot size	<i>Minimum area and width required for each lot in a new subdivision</i>	
Minimum area	NA	2,000 sf
Minimum width	NA	NA
Minimum depth	NA	NA
Setbacks Primary structure	<i>Minimum setbacks required. See Chapter <u>12</u> for modifications, reductions, and encroachments. See Chapter <u>7</u> for any setback requirements applicable to a specific land use.</i>	
Front	0 ft	0 ft minimum 10 ft maximum
Side – Interior (each)	0 ft Abutting an R district: 15 ft, plus 1 ft of additional setback for each foot of building height over 20 ft	0 ft minimum 10 ft maximum Abutting an R district: 15 ft, plus 1 ft of additional setback for each foot of building height over 20 ft
Side – Street side	0 ft	0 ft minimum 10 ft maximum
Rear	0 ft Abutting an R district: 15 ft, plus 1 ft of additional setback for each foot of building height over 20 ft	0 ft Abutting an R district: 15 ft, plus 1 ft of additional setback for each foot of building height over 20 ft

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Development Feature	Requirement by Zone	
	MU1 Mixed Use 1	MU Mixed Use 2 ⁴
Garage front	NA	NA
Detached accessory structure		
Front	Not Permitted	Not Permitted
Side – Interior (each)	4 ft	4 ft
Side – Street	10 ft	10 ft
Rear	5 ft	5 ft
Rear – Accessory dwelling	4 ft	4 ft
Site coverage Maximum coverage ²	Floor Area Ratio. The gross floor area of all buildings on a lot divided by the building site area.	Site Coverage. The percent of the total site area covered by structures, open or enclosed, excluding uncovered steps, patios and terraces.
	2.5 floor area ratio	80% 100% for structured parking
Height limit Maximum height	Maximum allowable height of structures. See Glossary for height measurement requirements, and Chapter 12 for height limit modifications.	
Principal building	30 ft ¹	45 ft
Accessory structure	20 ft	20 ft
Usable open space	30 sf/unit ²	30 sf/unit ²
Fencing, landscaping, and tree preservation	See Chapters 13 , 14 , and 17	
Parking	See Chapter 11	
Signs	See Chapter 20	

¹ When the building is more than 30 feet from an abutting property line, one additional foot of height is permitted with each additional foot of setback over 30 feet for a maximum building height of 45 feet.

² See Section [7.030](#). Does not apply to accessory dwelling units 800 square feet or less.

³ The minimum depth of usable open space is three feet. Usable common open space is strongly encouraged.

4 Unless specifically prescribed in Section 5.070, Downtown Housing and Economic Opportunity Overlay Zone, all other development standards shall apply.