

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 <sup>22</sup>	
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 7.110
Lodging – Bed and Breakfast Inn (B&B)	—	—	—	P	
Lodging – Hotel/Motel	P	P	—	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY					
Cardroom	CUP	CUP	—	CUP	Chapter 9
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	
School – Elementary, Secondary, or College, Private	CUP	CUP	CUP	CUP	

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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
<b>RESIDENTIAL</b>					
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)	
<b>RETAIL</b>					
Adult Oriented Business	CUP	CUP	—	CUP	Chapter <u>10</u>
Artisan Shop	P	P	—	P	
Auto Parts Sales	P	P	—	—	

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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	
<b>SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL</b>					
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)	
Office – Government	P	P	P	P(6)	
Office – Headquarters, or Processing	P(6)	P	—	P(6)	
Office – Professional, Administrative	P	P	P	P(6)	

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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 7.060
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 7.090 and Muni Code 14.44
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)	

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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 <sup>4</sup>
<b>Lot size</b>	<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
<b>Setbacks</b> 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
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

Development Feature	Requirement by Zone	
	MU1 Mixed Use 1	MU Mixed Use 2 <sup>4</sup>
<b>Site coverage</b> Maximum coverage <sup>2</sup>	<b>Floor Area Ratio.</b> The gross floor area of all buildings on a lot divided by the building site area.	<b>Site Coverage.</b> 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
<b>Height limit</b> Maximum height	Maximum allowable height of structures. See Glossary for height measurement requirements, and Chapter <a href="#">12</a> for height limit modifications.	
Principal building	30 ft <sup>1</sup>	45 ft
Accessory structure	20 ft	20 ft
<b>Usable open space</b>	30 sf/unit <sup>2</sup>	30 sf/unit <sup>2</sup>
<b>Fencing, landscaping, and tree preservation</b>	See Chapters <a href="#">13</a> , <a href="#">14</a> , and <a href="#">17</a>	
<b>Parking</b>	See Chapter <a href="#">11</a>	
<b>Signs</b>	See Chapter <a href="#">20</a>	

**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.