

APPENDIX E

D2-14 - Mixed Use Zone General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-7, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Division D3 of this Zoning Ordinance.

TABLE 2-7 - MU AND CCMU DEVELOPMENT STANDARDS

| Development Feature | Requirement by Zone | |
|----------------------------|--|--|
| | MU | CCMU |
| Minimum lot size | <i>Minimum area and width for parcels proposed in new subdivisions.</i> | |
| Area (net) | 10,000 sf | Determined through subdivision process |
| Width | 80 ft | |
| Depth | Determined through subdivision process | |
| Residential density | <i>Minimum site area per dwelling unit. The actual number of units allowed will be determined through subdivision or land use permit approval.</i> | |
| Maximum density | Determined by General Plan | |

TABLE 2-7 - MU AND CCMU DEVELOPMENT STANDARDS

| Development Feature | Requirement by Zone | | |
|----------------------|---|-------|--|
| | MU | CCMU | |
| Setbacks | <i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i> | | |
| | Front | 15 ft | Determined through project review and approval |
| | Side - Interior (each) | None | |
| | Side - Corner | 10 ft | |
| | Rear | None | |
| | Except that a 25-foot wide side and/or rear yard shall be required abutting a residential zone, and where a lot abuts the Interstate 680 right-of-way; and structures shall not intercept the daylight plane required by Section D2-15. | | |
| Accessory structures | See Section D4-26 (Accessory Structures) | | |

TABLE 2-7 - MU AND CCMU DEVELOPMENT STANDARDS

| Development Feature | Requirement by Zone | |
|--------------------------|--|--|
| | MU | CCMU |
| Lot coverage, FAR | <i>Maximum percentage of total lot area that may be covered by structures, and maximum floor area ratio (FAR).</i> | |
| Lot coverage | N.A. | N.A. |
| FAR | Maximum 0.70 FAR. Additional FAR up to 1.00 may be permitted with Use Permit approval for a project that provides more than the required 25% of total units as workforce housing | Maximum 0.70 FAR. Additional FAR up to 1.35 may be permitted if project incorporates workforce housing and significant public benefits/amenities |
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| Height limit | <i>Maximum allowable height of structures. See Section D3-6 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i> | |
| Maximum height | 60 ft and Daylight Plane Requirements (D2-15.A) | None, except as limited by Daylight Plane Requirements (D2-15.A) |

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| Landscaping | See Chapter D3-II (Landscape Design Standards) |
| Parking | See Chapter D3-III (Parking and Loading) |
| Signs | See Chapter D3-IV (Signs) |