

Appendix A-2

Draft Zoning Ordinance and Maps

City of San Ramon

DRAFT

Zoning Ordinance

August 2023

Division D2 – Allowable Land Uses and Zoning
Standards

Chapter XX

New Mixed-Use Zones (Draft)



New Mixed-Use Zones

New Mixed-Use Zone Land Uses and Permit Requirements

- A. **Allowable Land Uses and Permit Requirements.** Table 1 (Allowed Land Uses and Permit Requirements for New Mixed-Use Zones) identifies the uses of land allowed by this Zoning Ordinance in the Mixed-Use Zones, and the land use permit required to establish each use
- B. **Specific Use Regulations.** Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of the Zoning Ordinance may also apply.

Table 1

Allowed Land Uses and Permit Requirements for New Mixed-Use Zones

Key:	P = Allowed by Right (Zoning Clearance may be required)				
	MUP = Minor Use Permit required				
	UP = Conditional Use Permit required				
	S = Permit requirement set by Specific Use Regulation				
	ZC = Zoning Clearance required				
	(–) = Not Allowed				
Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N		
Media Production	ZC(3)	ZC(3)	ZC(3)		
Recycling Facility	—	—	—		
Research and Development, General	MUP	MUP	MUP		
Research and Development, Limited	ZC(3)	ZC(3)	ZC(3)		
Laboratory, Non-Medical	MUP	MUP	MUP		
Commercial Recreation Facility – Indoor	UP	UP	UP		D4-30
Conference/Convention Facility	UP	UP	UP		
Fitness/Health Facility	UP	UP	UP		
Library, Museum, Gallery (non-retail gallery)	P	P	P		
Meeting Facility, Public or Private	MUP	MUP	MUP		
Night Club	MUP	MUP	MUP		
Park and Recreation Facility – Site of 2 acres or less	P	P	P		
School – Public or Private	UP	UP	UP		
School – Specialized Education or Training	MUP	MUP	MUP		
Sports and Entertainment Assembly Facility	UP	UP	UP		
Studio – Art, Dance, Martial Arts, Music, etc. (ground floor)	ZC(3)	ZC(3)	ZC(3)		
Studio – Art, Dance, Martial Arts, Music, etc. (upper floor)	P	P	P		

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	ZC = Zoning Clearance required				
	(-) = Not Allowed				
Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N		
Theater, Movies, or Performing Arts	UP	UP	UP		
Animal – Wild or Exotic	S	S	S		Municipal Code Div. B2
Animal – Domestic	P	P	P		
Emergency Shelter	P	P	P		
Home Occupation	S	S	S		
Live/Work Unit	MUP	MUP	MUP		
Mixed-Use Project with Residential Component	P	P	P		
Supportive Housing	UP	UP	UP		
Transitional Housing	UP	UP	UP		
Residential Care, 6 or fewer	P	P	P		
Residential Care, 7 or more	MUP	MUP	MUP		
Retail Trade					
Accessory Retail and Services	P	P	P		
Alcoholic Beverage Manufacturing, Micro-Brewery	UP	UP	UP		
Auto and Vehicle Sales and Rental	MUP(4)	MUP(4)	MUP(4)		
Building/Landscape Materials Sales – Indoor Showroom	UP	UP	UP		
Convenience Store	P	P	P		
Drive-through Retail	UP	UP	UP		
Eating and Drinking Establishments	P	P	P		
With wine and beer	P	P	P		
With full alcoholic beverage service	MUP	MUP	MUP		
Alcoholic Beverage Manufacturing, Brew Pub	P	P	P		
With drive-through service	MUP	MUP	MUP		
With live entertainment	MUP	MUP	MUP		D4-34
With up to 12 outdoor seats or stools	P	P	P		
With 13 or more outdoor seats or stools	MUP	MUP	MUP		
Farmer's Market – Ongoing	MUP	MUP	MUP		
Food and Beverage Sales – Chain Grocery	P	P	P		
Food and Beverage Sales – Specialty Food Store	P	P	P		
Furniture, Furnishings, and Appliance Store	P(5)	P(5)	P(5)		
Mobile Home, Boat, or RV Sales	—	—	—		
Outdoor Retail Sales and Activities	MUP	MUP	MUP		D4-35
Outdoor Vendor	MUP	MUP	MUP		D4-35
Pharmacy, Medical Supplies	P	P	P		

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Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N		
Retail, General – 50,000 sf or less of floor area	P	P	P		
Retail, general – Over 50,000 sf of floor area	P	P	P		
Secondhand Store	MUP	MUP	MUP		
ATM	P	P	P		
Bank, Financial Services	P	P	P		
Business Support Service	P	P	P		
Medical Services – Clinic, Laboratory, Urgent Care (ground floor)	MUP(3)	UP(3)	UP(3)		
Medical Services – Clinic, Laboratory, Urgent Care (upper floors)	MUP	MUP	MUP		
Medical Services – Doctor Office (ground floor)	P(2)	P(2)	P(2)		
Medical Services – Doctor Office (upper floors)	P(2)	P(2)	P(2)		
Medical Services – Extended Care	UP	UP	UP		
Office – Accessory	P	P	P		
Office – Business/Service (ground floor)	P	P	P		
Office – Business/Service (upper floors)	P	P	P		
Office – Government (ground floor)	P	P	P		
Office – Government (upper floors)	P	P	P		
Office – Processing (ground floor)	MUP	MUP	MUP		
Office – Processing (upper floors)	MUP	MUP	MUP		
Office - Professional/Administrative (ground floor)	P	P	P		
Office - Professional/Administrative (upper floors)	P	P	P		
Adult Day Care	UP	UP	UP		
Animal Services – Boarding/Training	MUP	MUP	MUP		
Animal Services – Grooming	ZC(3)	ZC(3)	ZC(3)		
Animal Services – Veterinary Clinic, Animal Hospital	MUP	MUP	MUP		
Catering Service	MUP(3)	MUP(3)	MUP(3)		
Child Day Care Center	UP	UP	UP		
Child Day Care Center – Accessory to on-site anchor tenant	UP	UP	UP		
Child Day Care – Small family day care home	P	P	P		
Lodging – Bed & Breakfast Inn (B&B)	UP	UP	UP		D4-27
Lodging – Hotel or Motel	UP	UP	UP		
Personal Services	ZC(3)	ZC(3)	ZC(3)		

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Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N		
Public Safety Facility	P	P	P		
Broadcasting Studio	MUP	MUP	MUP		
Cogeneration Facility	UP	UP	UP		
Heliport	UP	UP	UP		
Parking Facility, Public or Commercial	UP	UP	UP		
Transit Station	P	P	P		
Utility Facility	UP	UP	UP		
Utility Infrastructure	P	P	P		
Wireless Telecommunications Facility	S	S	S		

Footnotes:

- (1) See division D8 for land use definitions.
- (2) Use allowed only if it does not exceed 10% of the total office space on the site.
- (3) Use allowed with a Minor Use Permit or Zoning Clearance, as identified in the table above, on ground floor if non-retail uses occupy 25% or less of the gross ground floor area. Non-retail uses exceeding 25% gross ground floor area may be authorized by a Minor Use Permit when the economic findings in Section D4-38 Non-Retail Uses within Retail/Commercial Centers can be made.
- (4) Limited to an auto rental agency accessory to a hotel or retail sales/showroom.
- (5) Allowed only as accessory to department store.

New 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 (New Mixed-Use Zone Development standards)**, in addition to the applicable development standards (e.g., landscaping, parking, and loading, etc.) in Division D3 of this Zoning Ordinance.

Table 2
New Mixed-Use Zone Development Standards

Development Feature	Requirement by Zone			
	MUX	MUR	DMU-N	
Minimum Lot Size	<i>The minimum area and width for parcels proposed in new subdivisions.</i>			
Area (net)	Determined through subdivision process			
Width	Determined through subdivision process			
Depth	Determined through subdivision process			
Residential Density	<i>Minimum site area per dwelling unit as determined by the General Plan. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>			
Minimum Density (du/ac)	20	20	20	
Maximum Density (du/ac)	40	40	60	
Floor Area Ratio (FAR)	<i>The measurement of a structure's floor area in relation to the size of the lot that the structure(s) is located on. FAR is expressed as a decimal number and is derived by dividing the total net area of the structure(s) by the total area of the lot (structure area ÷ lot area).</i>			
Sitewide Minimum	0.70	0.70	1.25	
Sitewide Maximum	2.0	2.0	2.75	
Nonresidential Minimum	0.45	N.A.	N.A.	
Residential Minimum	N.A.	0.5	N.A.	
Setbacks (1)	<i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i>			
Front	10 feet			
Side – Interior (each)	Determined through project review and approval			
Side – Corner	Determined through project review and approval			
Rear	Determined through project review and approval			
Accessory Structure	See Section D4-26 (Accessory Structures)			
Lot Coverage	<i>The maximum percentage of total lot area that may be covered by structures.</i>			
Maximum	N.A.	N.A.	N.A.	

Table 2
New Mixed-Use Zone Development Standards

Development Feature	Requirement by Zone			
	MUX	MUR	DMU-N	
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 (ft)	60 (2)	60 (2)	85 (2)	
Landscaping	See Chapter D3-II (Landscape Design Standards)			
Parking	See Chapter D3-III (Parking and Loading)			
Signs	See Chapter D3-IV (Signs)			

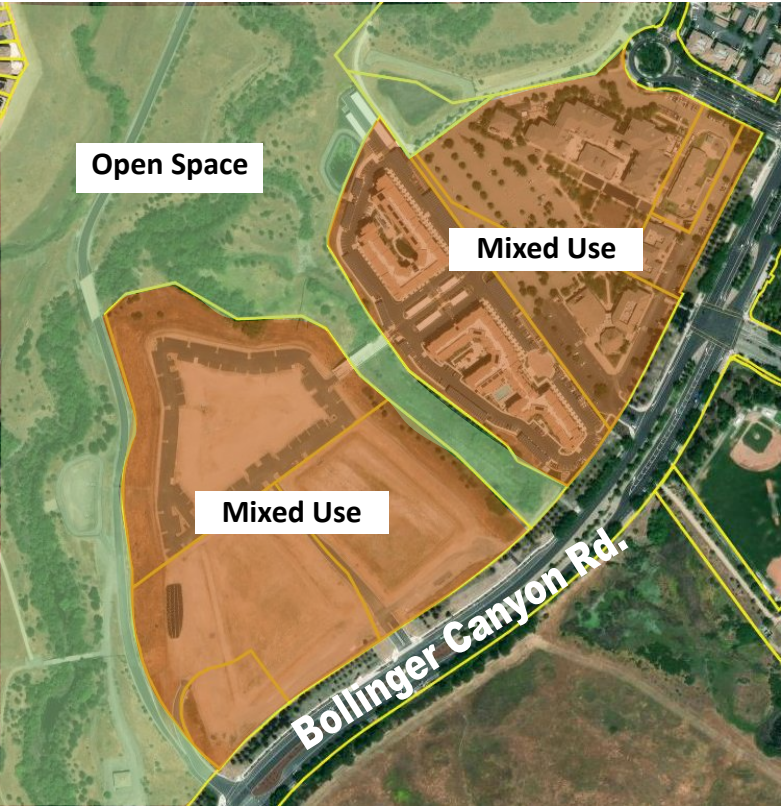
Footnotes:

- (1) 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.
- (2) Except as limited by Daylight Plane Requirements (D2-15.A) and Section D3-6 (Height Limits and Exceptions).

Dougherty Valley Mixed Use Site

(APNs: 222-270-047; 222-270-058; 222-270-059; 222-270-060; 222-270-061; 223-100-063; 223-100-064; 223-100-065; 223-100-066; 223-100-039)

General Plan Land Use – Existing



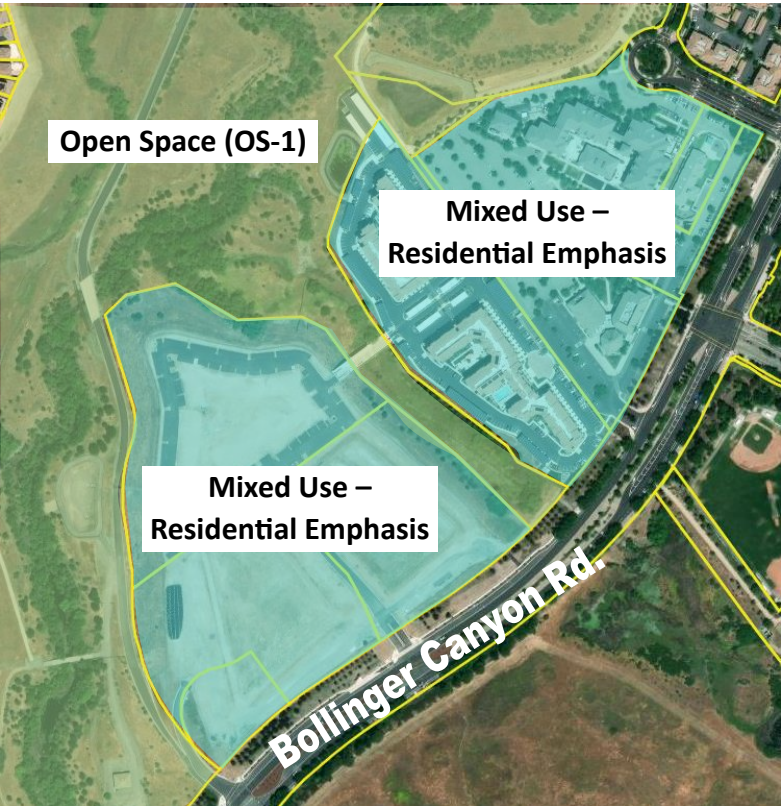
General Plan Land Use – Proposed



Zoning District – Existing (No Change to DVSP)



Zoning District – Proposed (No Change to DVSP)

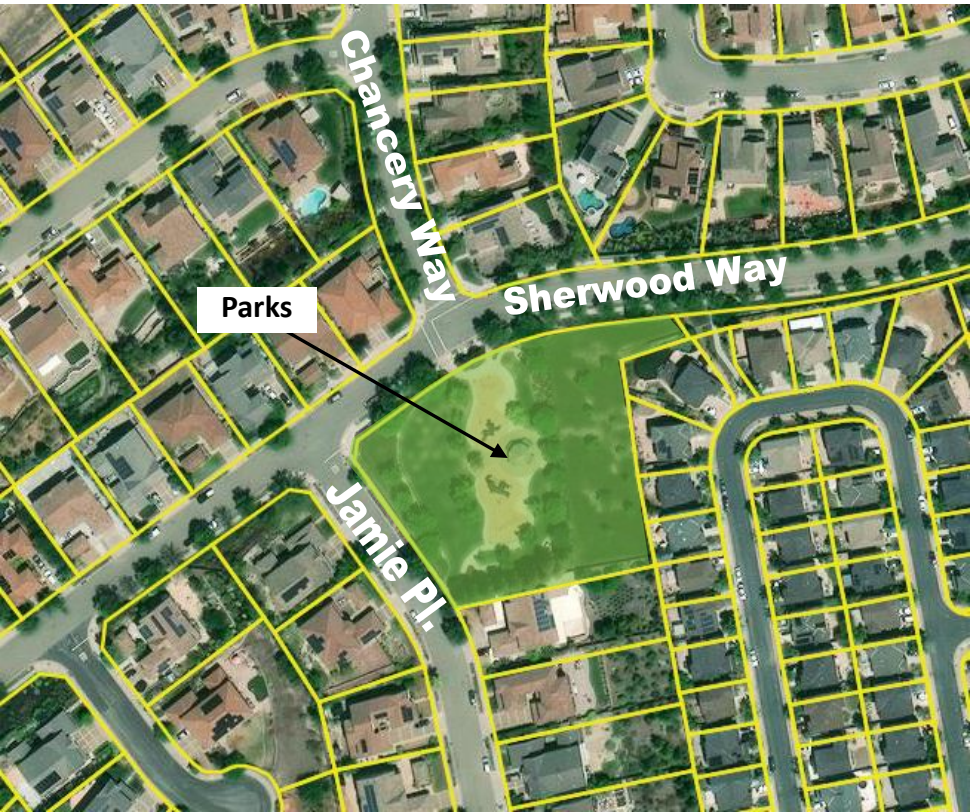


Sherwood Park
(APN: 223-400-001)

General Plan Land Use – Existing



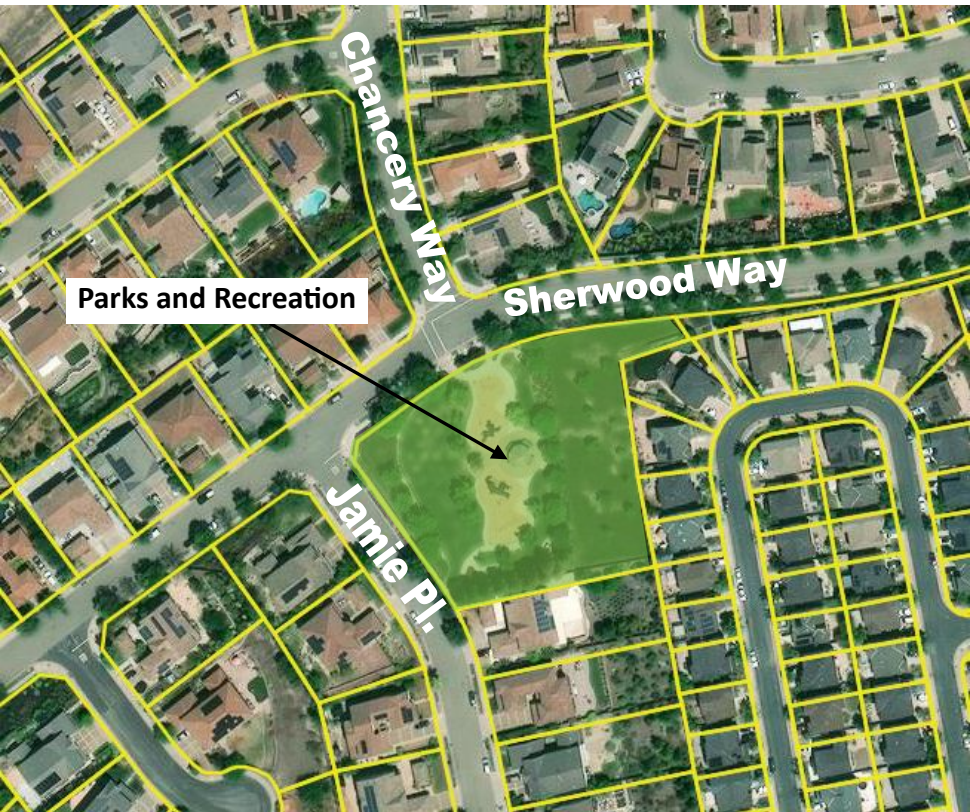
General Plan Land Use – Proposed



Zoning District – Existing (No Change to DVSP)



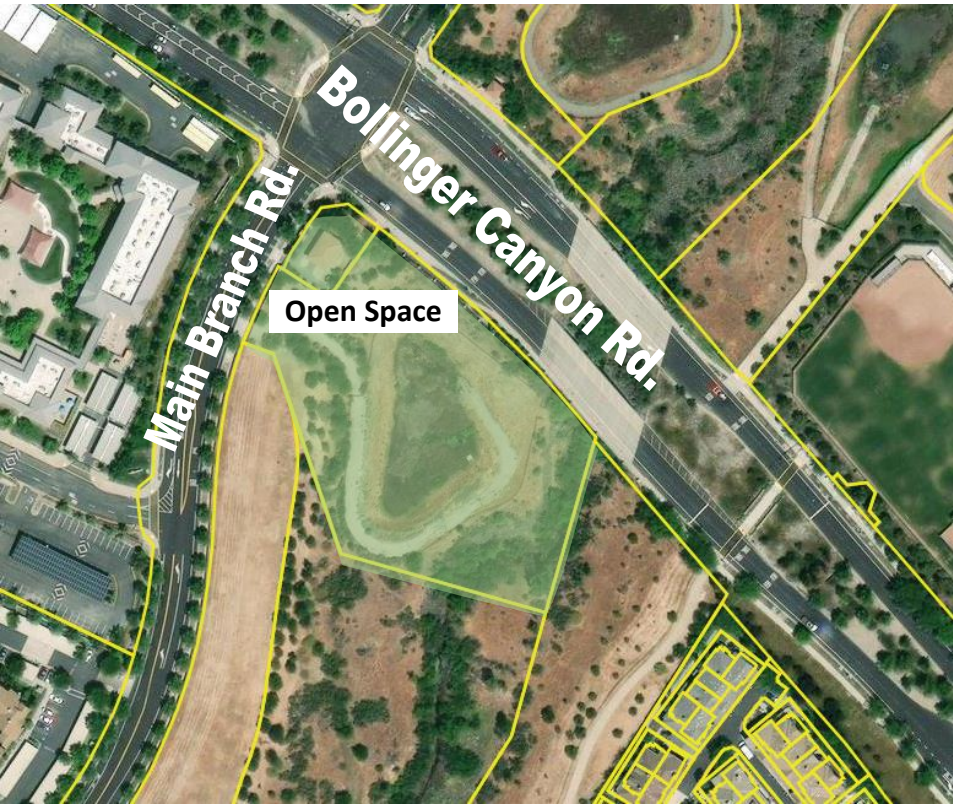
Zoning District – Proposed (No Change to DVSP)



Main Branch Open Space

(APNs: 222-270-017, 222-270-010)

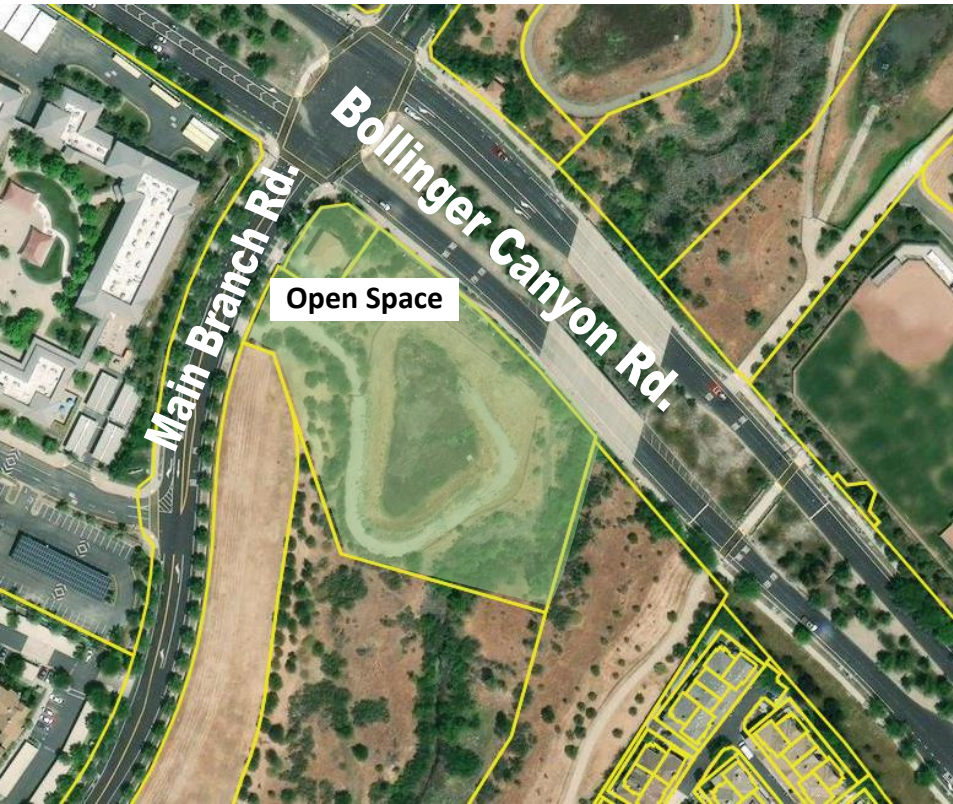
General Plan Land Use – Existing



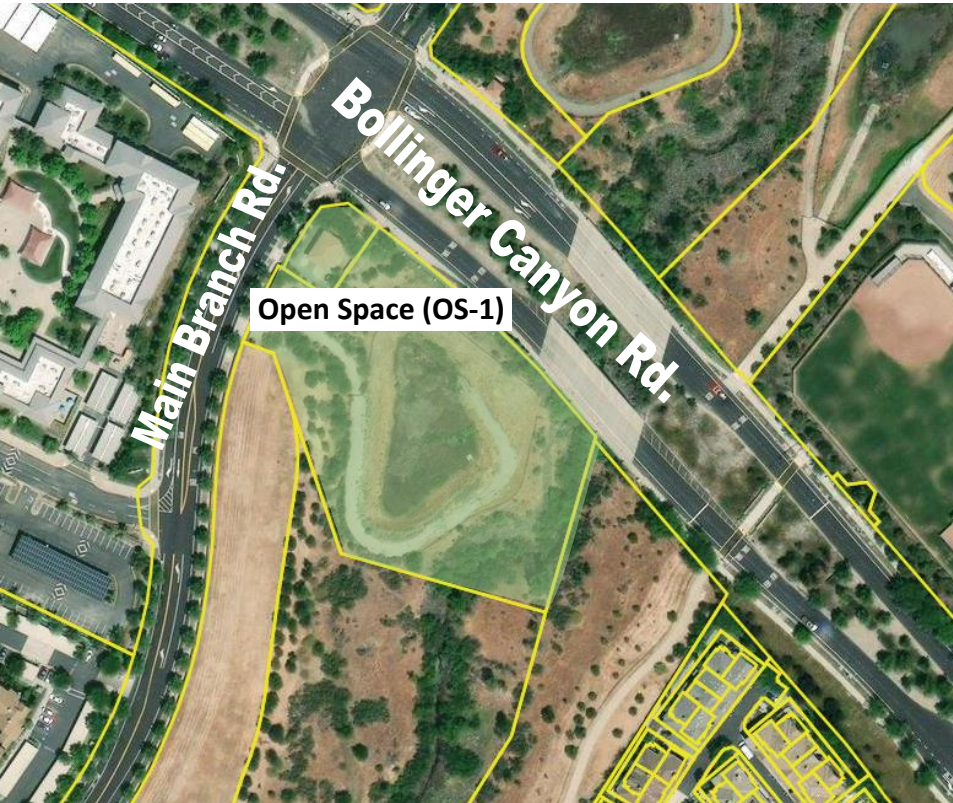
Zoning District – Existing (No Change to DVSP)



General Plan Land Use – Proposed



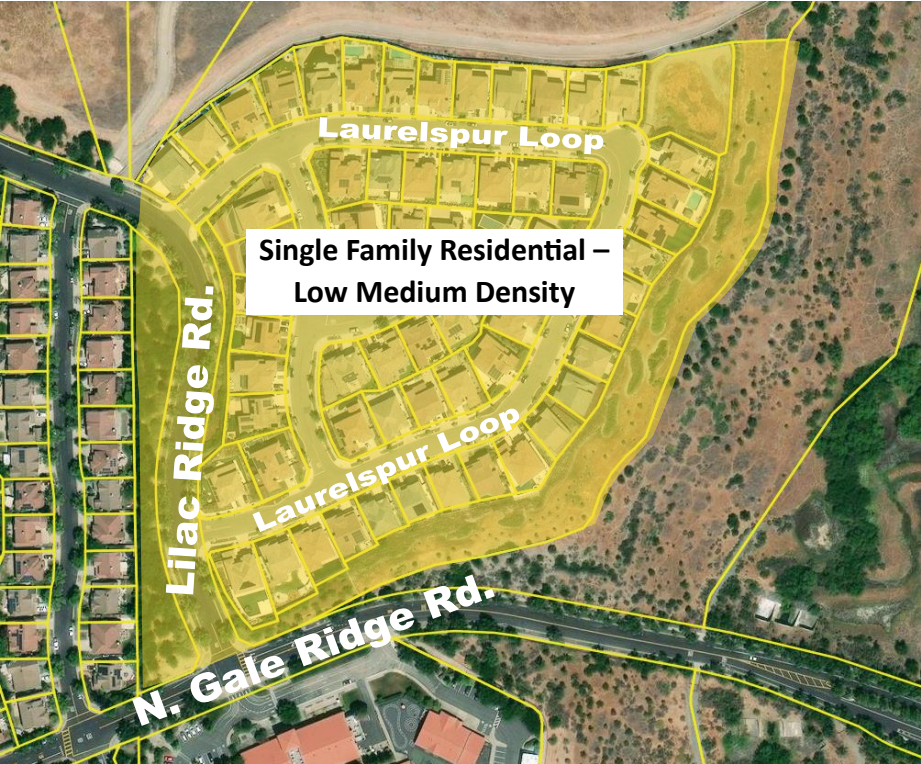
Zoning District – Proposed (No Change to DVSP)



Former Coyote Creek Elementary School Site

(APNs: 222-240-030; 222-620-001; 222-620-002; 222-620-003; 222-620-004; 222-620-005; 222-620-006; 222-620-007; 222-620-008; 222-620-009; 222-620-010; 222-620-011; 222-620-012; 222-620-013; 222-620-014; 222-620-015; 222-620-016; 222-620-017; 222-620-018; 222-620-019; 222-620-020; 222-620-021; 222-620-022; 222-620-023; 222-620-024; 222-620-025; 222-620-026; 222-620-027; 222-620-028; 222-620-029; 222-620-030; 222-620-031; 222-620-032; 222-620-033; 222-620-034; 222-620-068; 222-620-069; 222-620-070; 222-620-038; 222-620-039; 222-620-040; 222-620-041; 222-620-042; 222-620-043; 222-620-044; 222-620-045; 222-620-046; 222-620-047; 222-620-048; 222-620-049; 222-620-050; 222-620-051; 222-620-052; 222-620-053; 222-620-054; 222-620-055; 222-620-056; 222-620-057; 222-620-058; 222-620-059; 222-620-060; 222-620-072; 222-620-073; 222-620-074; 222-620-065; 222-620-066; 222-620-071)

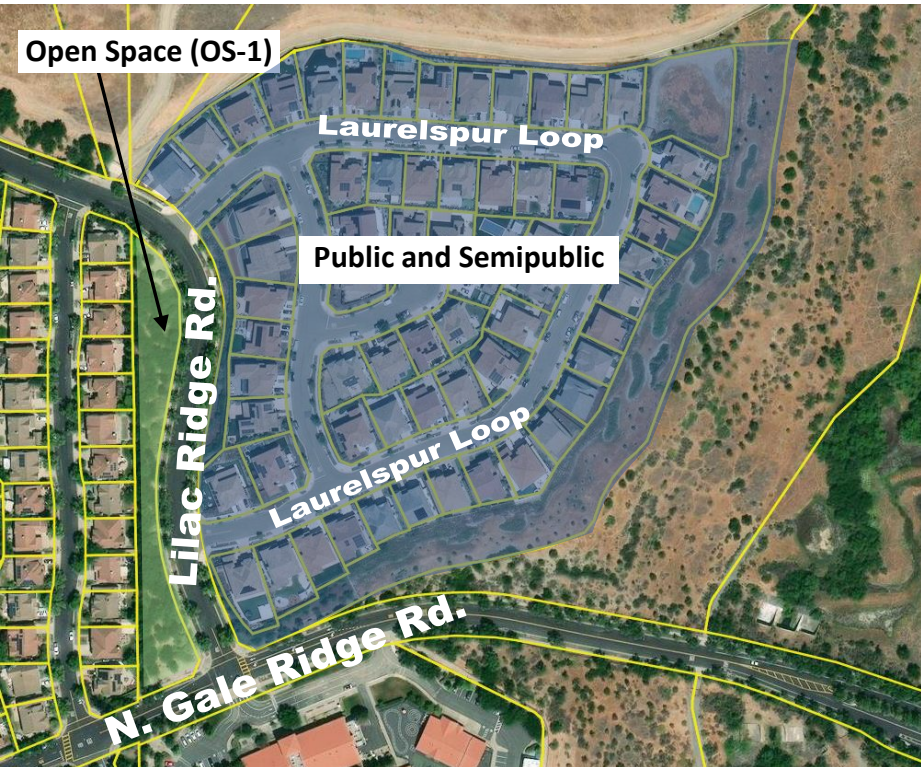
General Plan Land Use – Existing



General Plan Land Use – Proposed



Zoning District – Existing (No Change to DVSP)



Zoning District – Proposed (No Change to DVSP)



Club Sport Tennis Courts – EIR Land Use Exhibit

(APNs: 213-621-013 and 213-621-009)

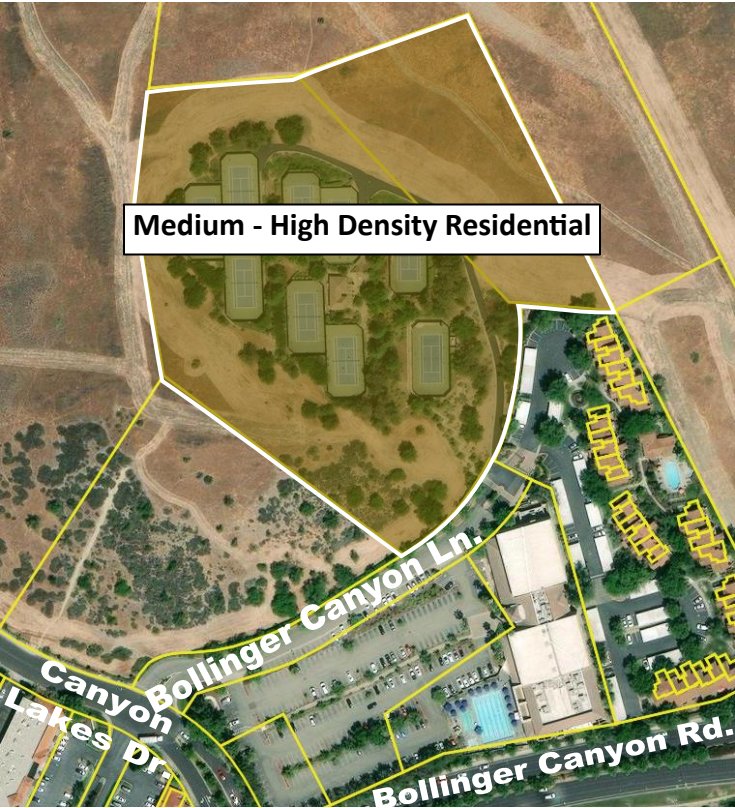
General Plan Land Use – Existing



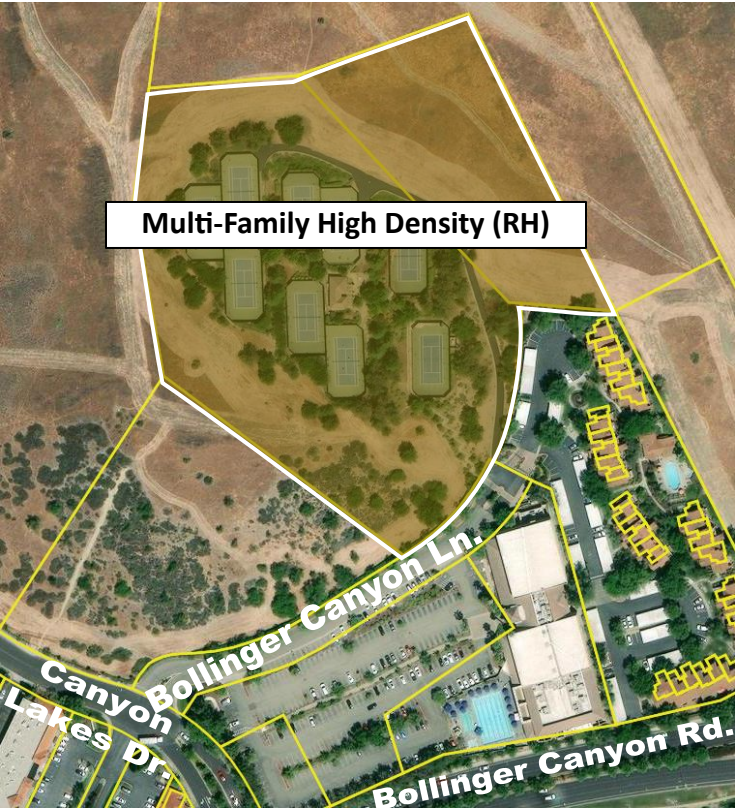
Zoning District – Existing



General Plan Land Use – Proposed



Zoning District – Proposed



Canyon View Dining Hall – EIR Land Use Exhibit

(APNs: 213-610-032 and 213-610-033)

General Plan Land Use – Existing



General Plan Land Use – Proposed



Zoning District – Existing



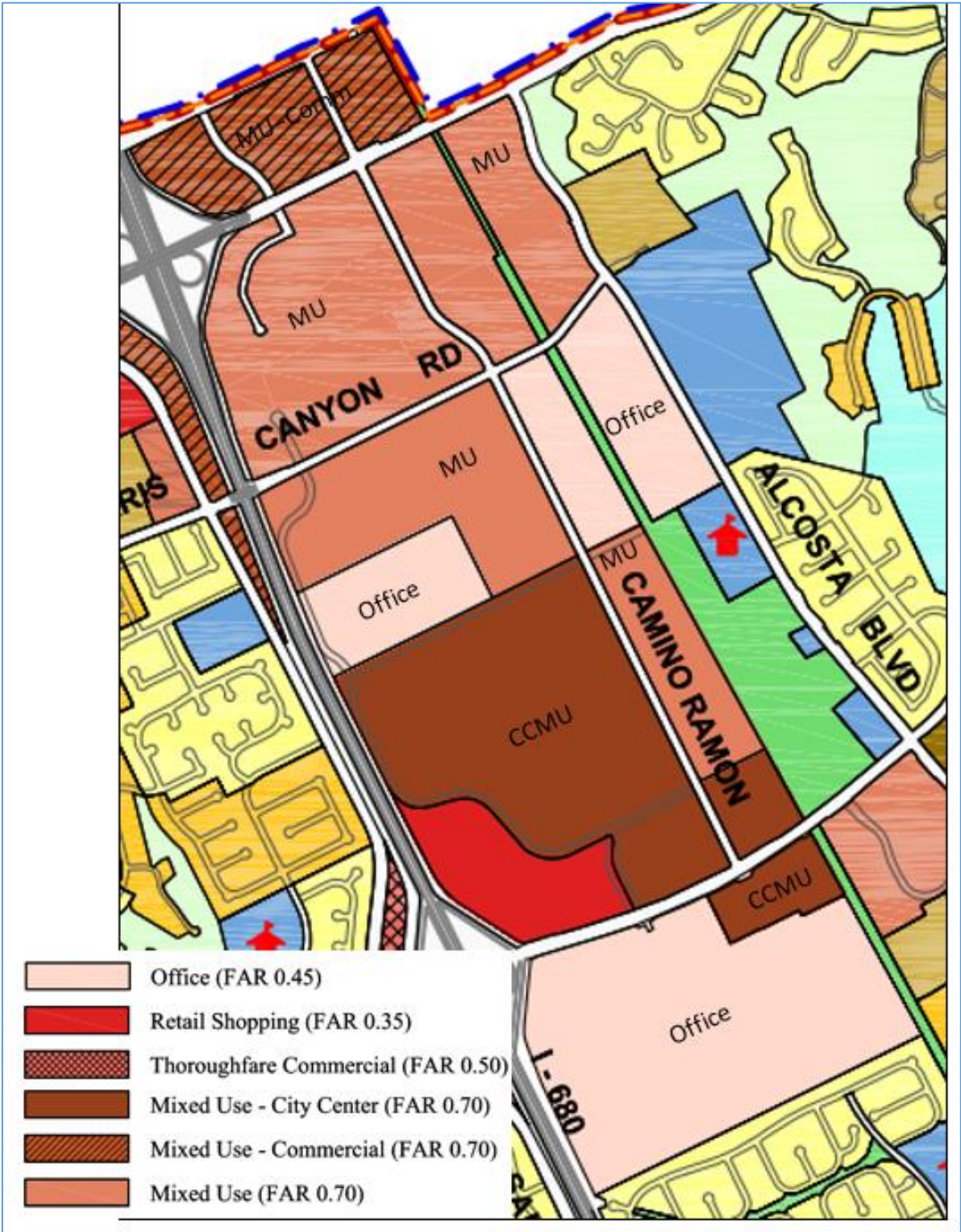
Zoning District – Proposed



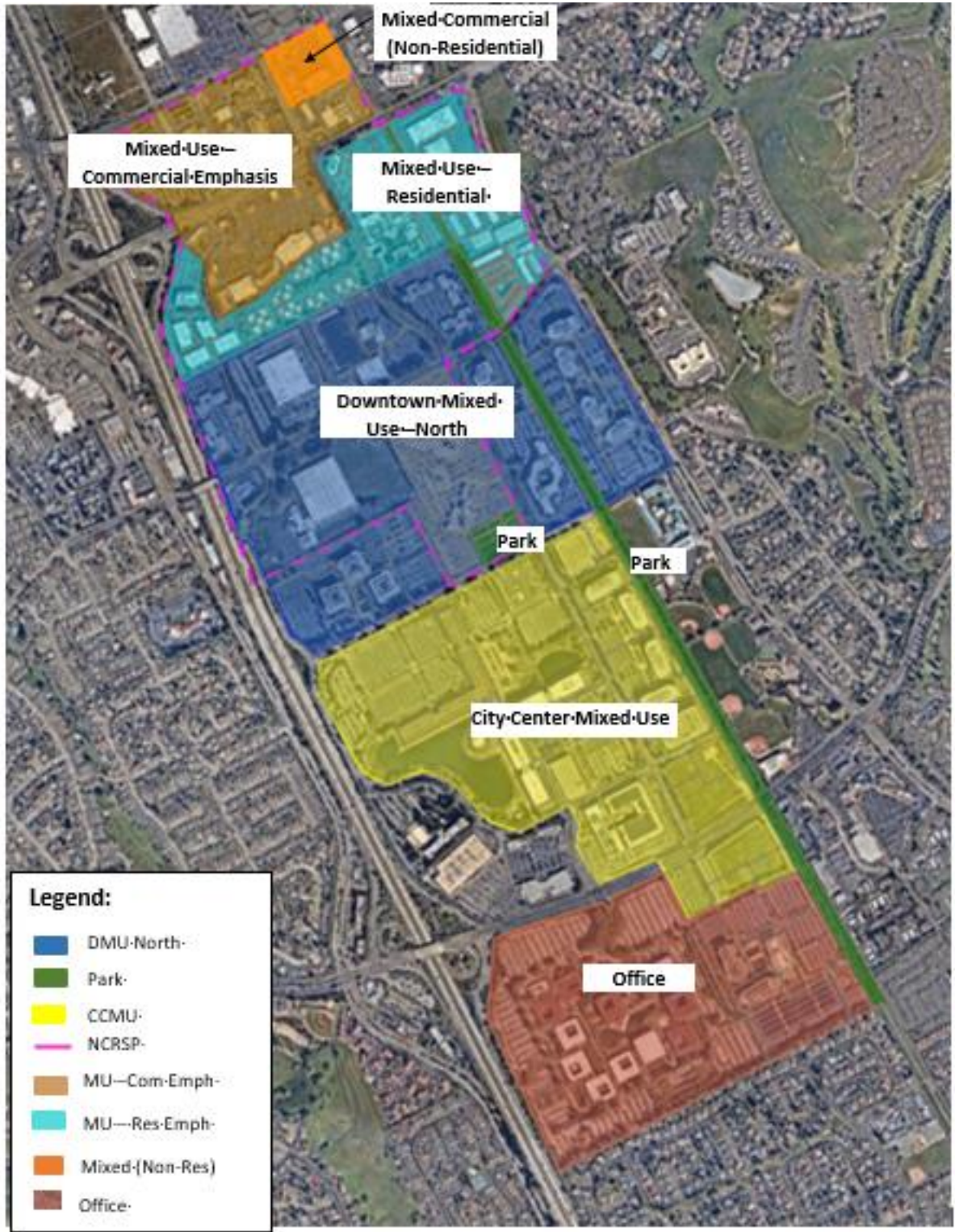
City Core

(APN: 213-133-071; 213-133-080 to -085, -096, -097; 213- 010-033, -036, -037, -039, -046, -047, -052, -053, -054, -055, -057, -058, -059, -060, -064 to -070, 213-133-071 to -045, 213-020-053, -054, -056, 213-930-004, -005, -007 to -125; 213-011-002, -003, -005. -006, 218-101-004, -007, -008; 218-102-011, -013; 218-102-013; 218-111-003, -004; 218-111-020, -021; 218-112-011 to -014, 213-133-070; 213-132-005, -007, -008, -009, 213-133-053; 213-133-087; 213-133-048; 213-120-036; 213-133-099; 213-120-036; 213-020-015 to -017; 213-131-009; 213-131-003; 213-133-078; 213-133-067 to -069; 213-133-051; 213-120-008, -011, -016, -030, -032, -033, -034, -038

General Plan Land Use – Existing



General Plan Land Use and Zoning – Proposed



Marketplace

(APNs: 213-701-002; 213-701-003; 213-701-004; 213-702-002; 213-702-003; 213-702-004; 213-702-006; 213-702-007; 213-702-008)

General Plan Land Use – Existing



General Plan Land Use – Proposed



Zoning District – Existing



Zoning District – Proposed



Alcosta Professional Center (9260 Alcosta Blvd.)
(APNs: 210-260-054; 210-260-055; 210-260-056; 210-260-057; 210-260-058)

General Plan Land Use – Existing



General Plan Land Use – Proposed



Zoning District – Existing



Zoning District – Proposed



Church of the Valley (19001 San Ramon Valley Blvd.) – EIR Land Use Change
(APN: 211-051-014)

General Plan Land Use – Existing



General Plan Land Use – Proposed



Zoning District – Existing



Zoning District – Proposed



Country Club Village (9100 – 9150 Alcosta Blvd.)
(APNs: 210-520-051; 210-520-052; 210-520-053; 210-520-054; 210-520-055; 210-520-056)

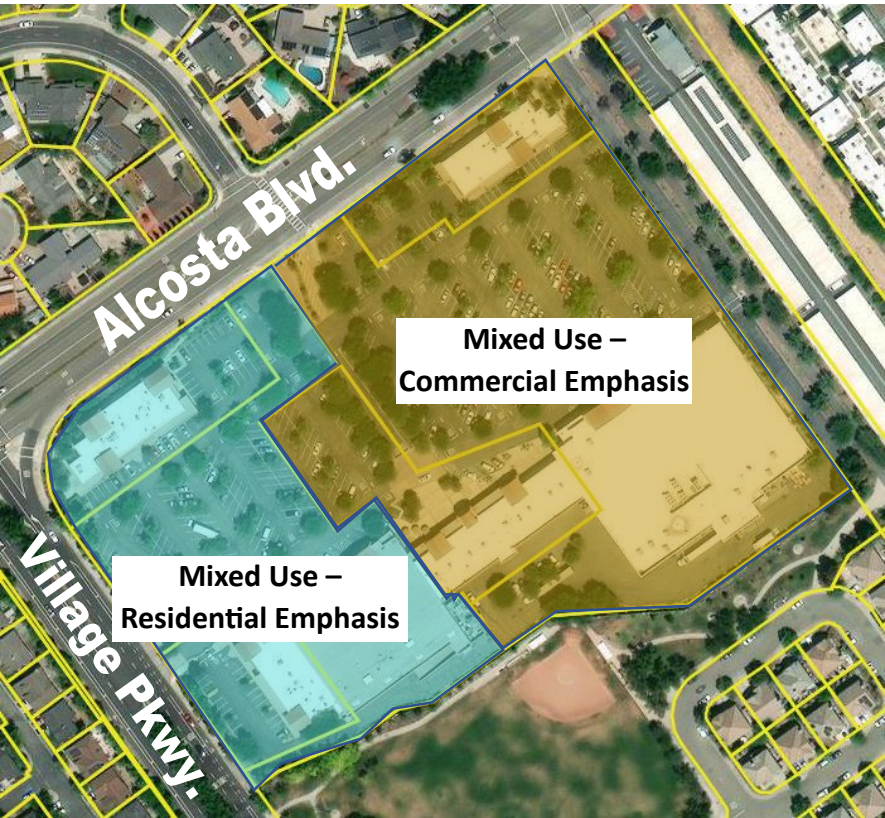
General Plan Land Use – Existing



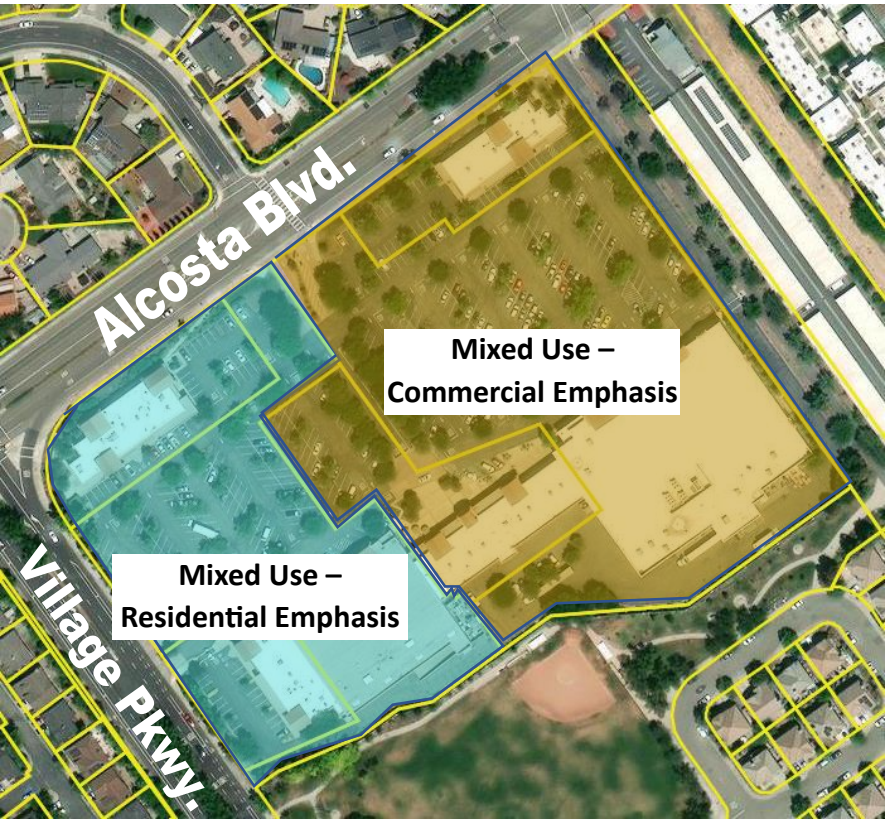
Zoning District – Existing



General Plan Land Use – Proposed



Zoning District – Proposed



Erik’s Deli (2525 – 2551 San Ramon Valley Blvd.)

(APNs: 209-030-093 and 203-030-096)

General Plan Land Use – Existing



Zoning District – Existing



General Plan Land Use – Proposed

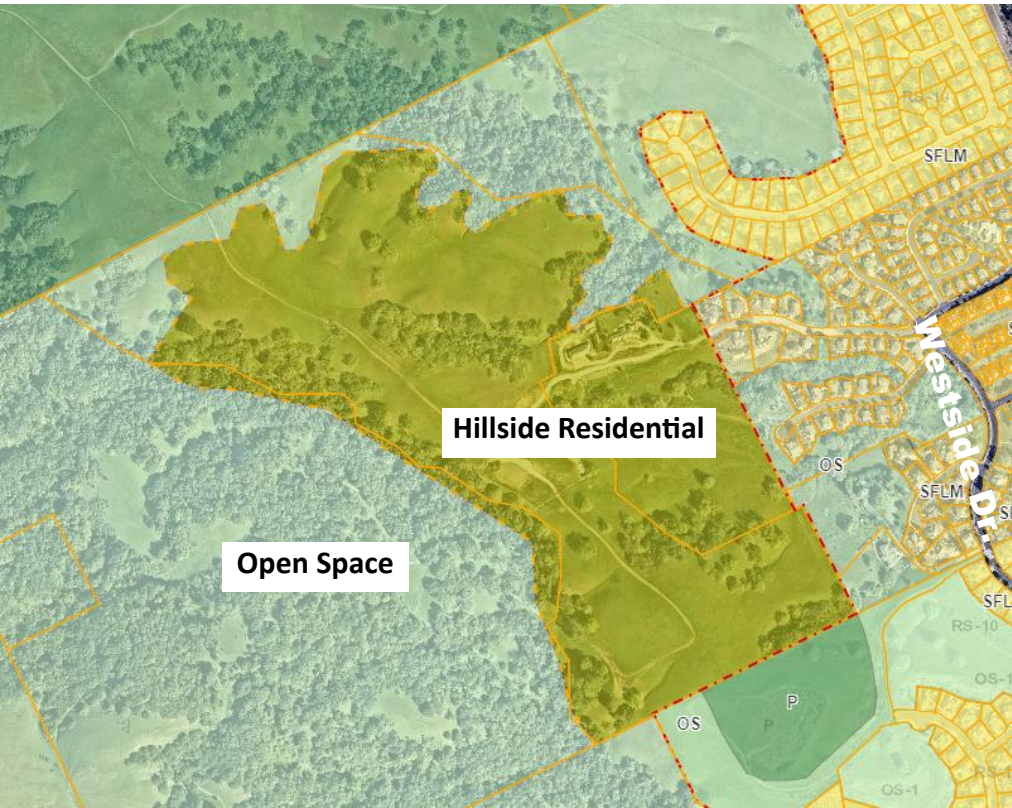


Zoning District – Proposed

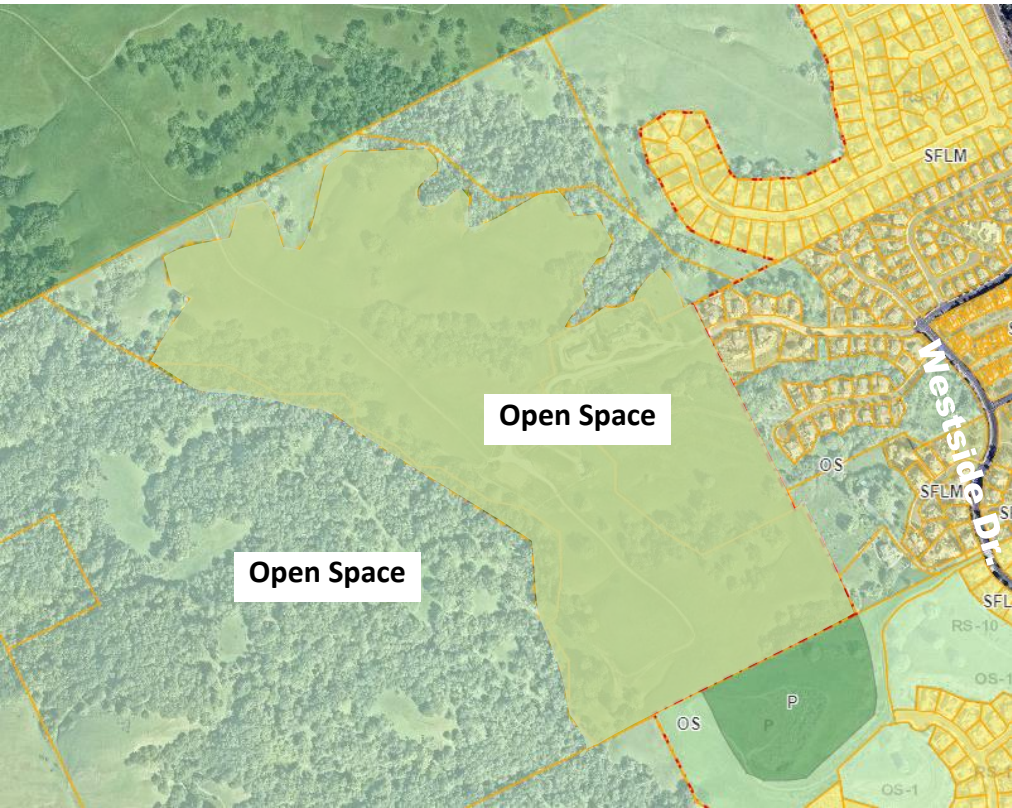


Geldermann Properties
(APNs: 211-010-042; 210-010-043; 210-010-035)

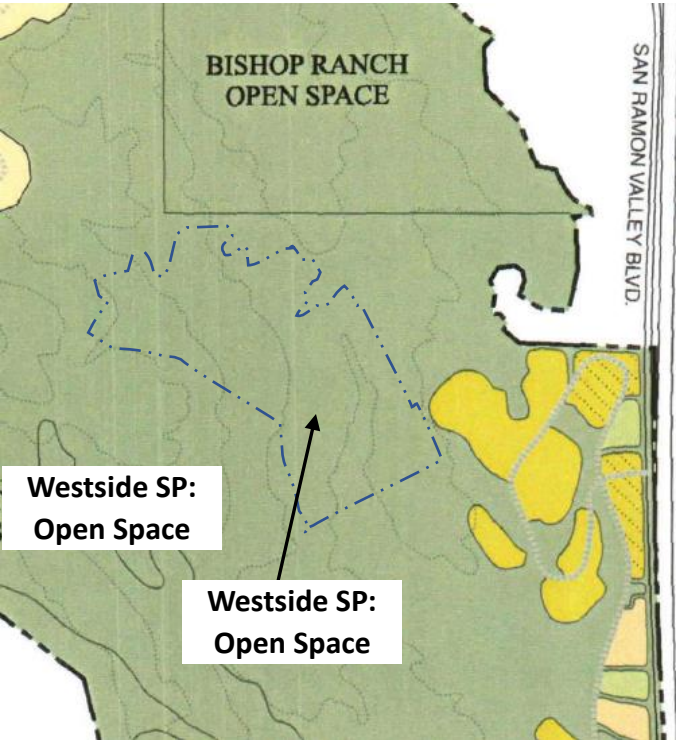
General Plan Land Use – Existing



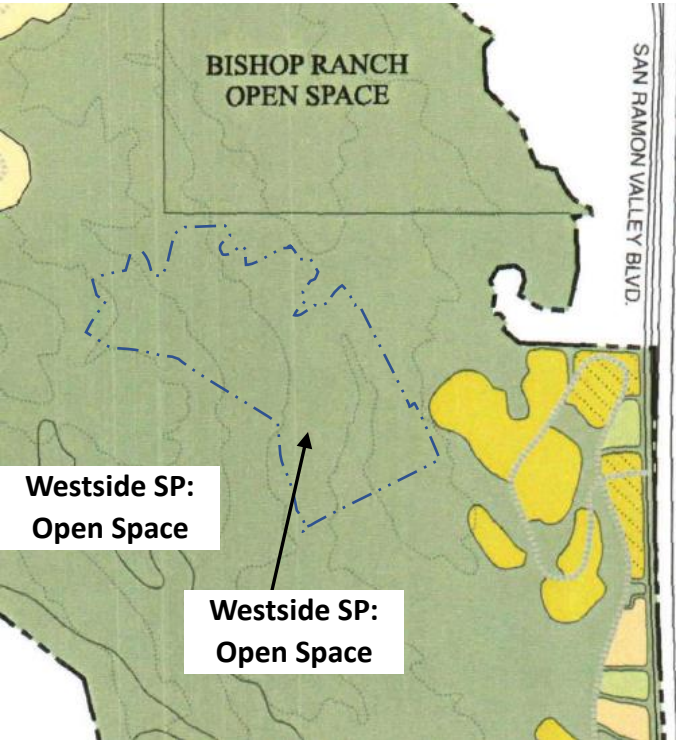
General Plan Land Use – Proposed



Westside Specific Plan Zoning District – Existing



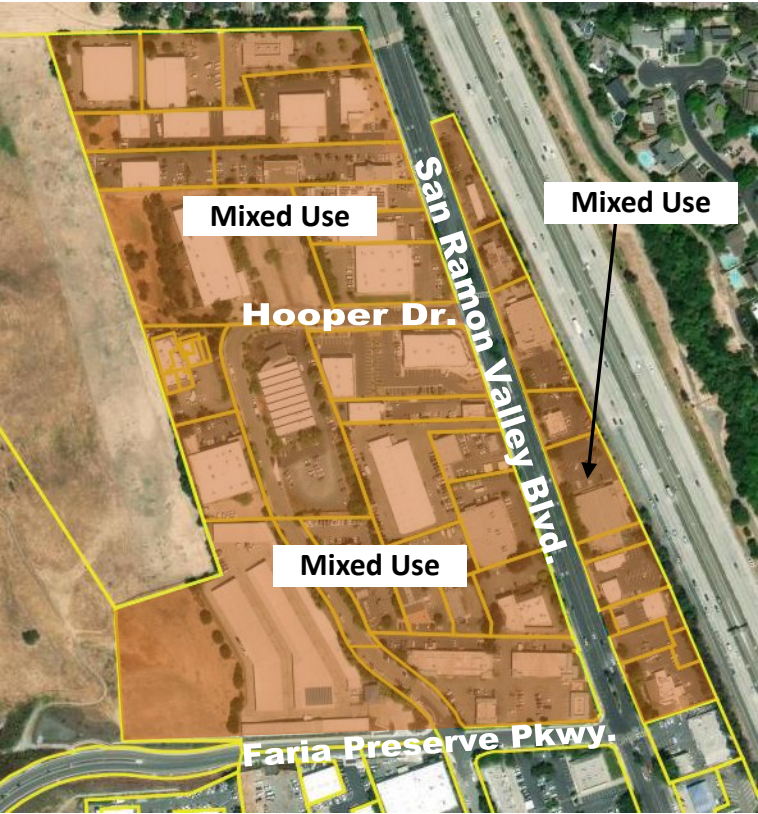
Westside Specific Plan Zoning District – Proposed



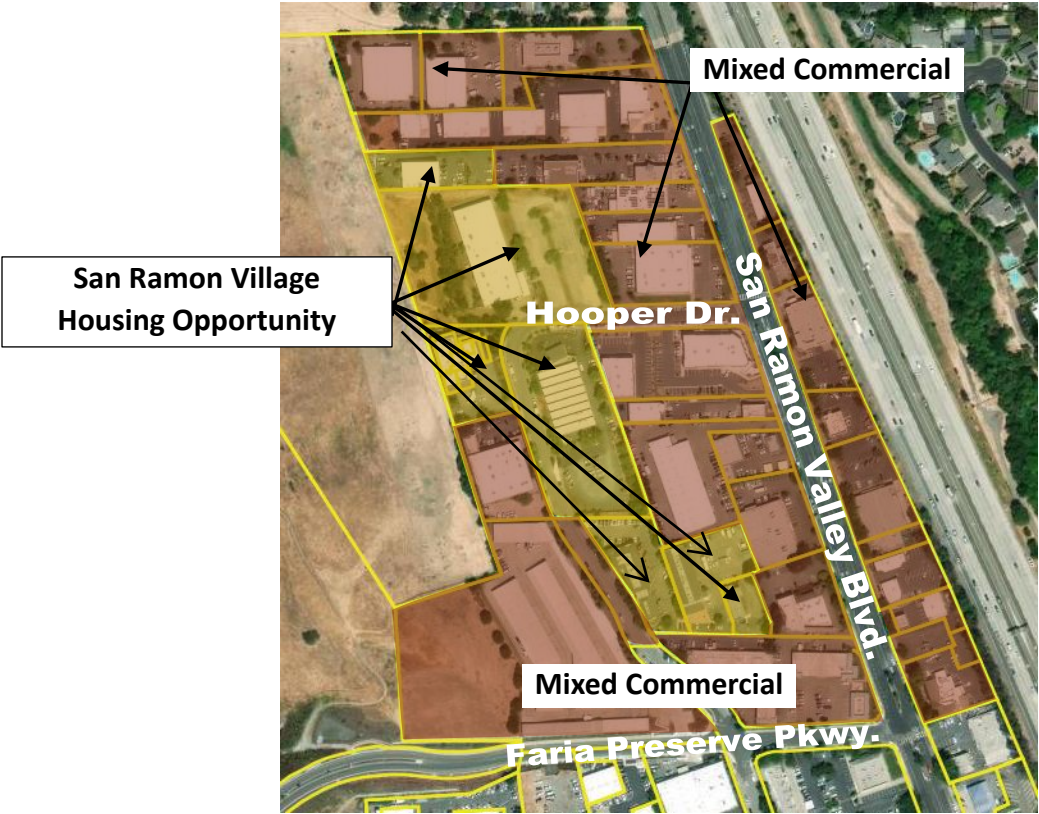
San Ramon Village Specific Plan (SRVSP) – North – EIR Land Use Change

(APNs: 208-250-060; 208-250-061; 208-250-062; 208-250-086; 208-250-088; 208-250-087; 208-250-091; 208-250-053; 208-250-052; 208-250-050; 208-660-007; 208-660-006; 208-660-005; 208-660-004; 208-660-003; 208-660-002; 208-660-001; 208-250-058; 208-250-090; 208-250-075; 208-250-081; 208-250-080; 208-250-073; 208-250-047; 208-260-057; 208-250-084; 208-250-083; 208-250-071; 208-250-072; 208-250-085; 208-260-050)

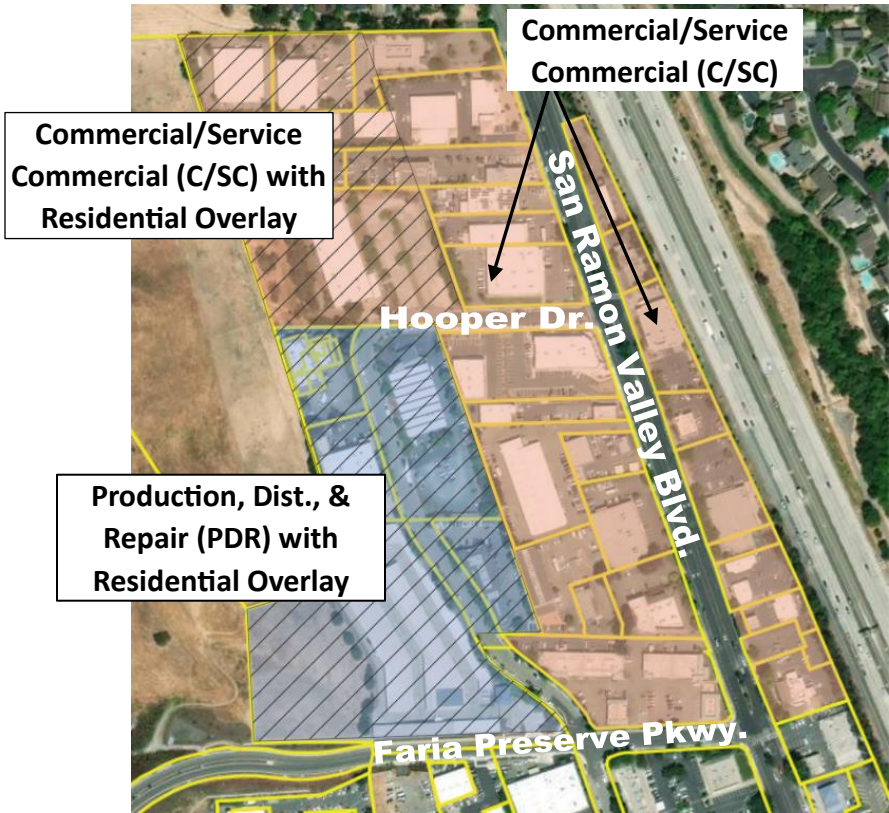
General Plan Land Use – Existing



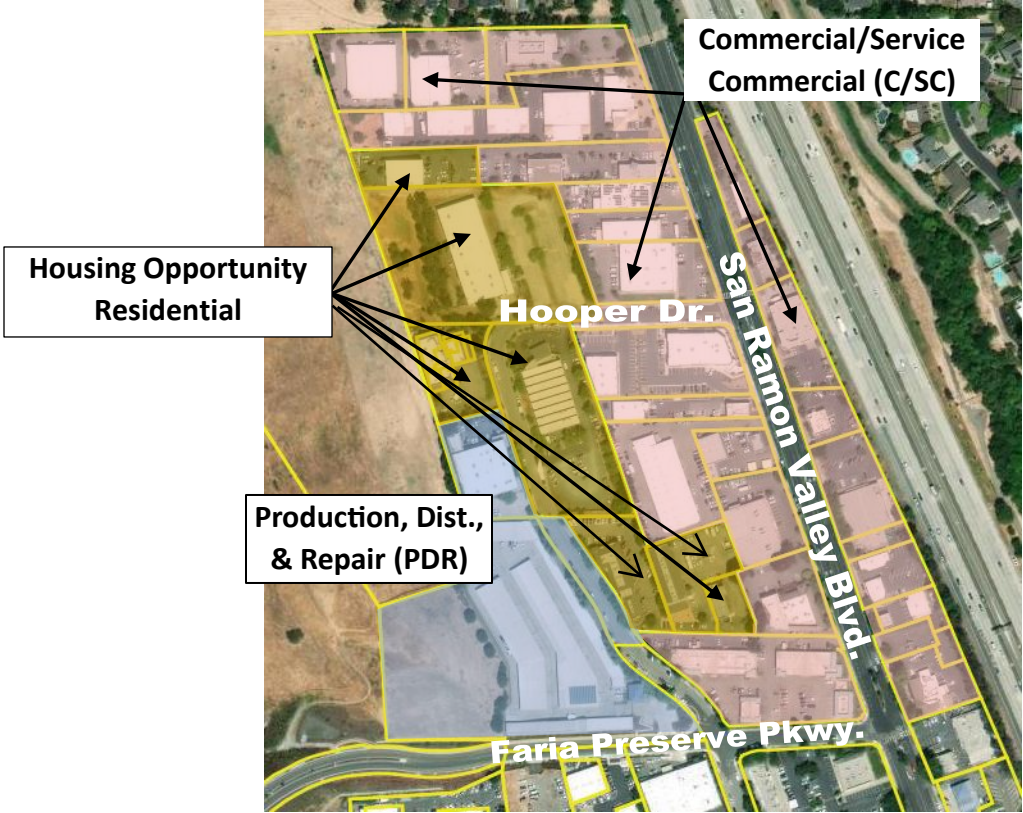
General Plan Land Use – Proposed



SRVSP Zoning District – Existing



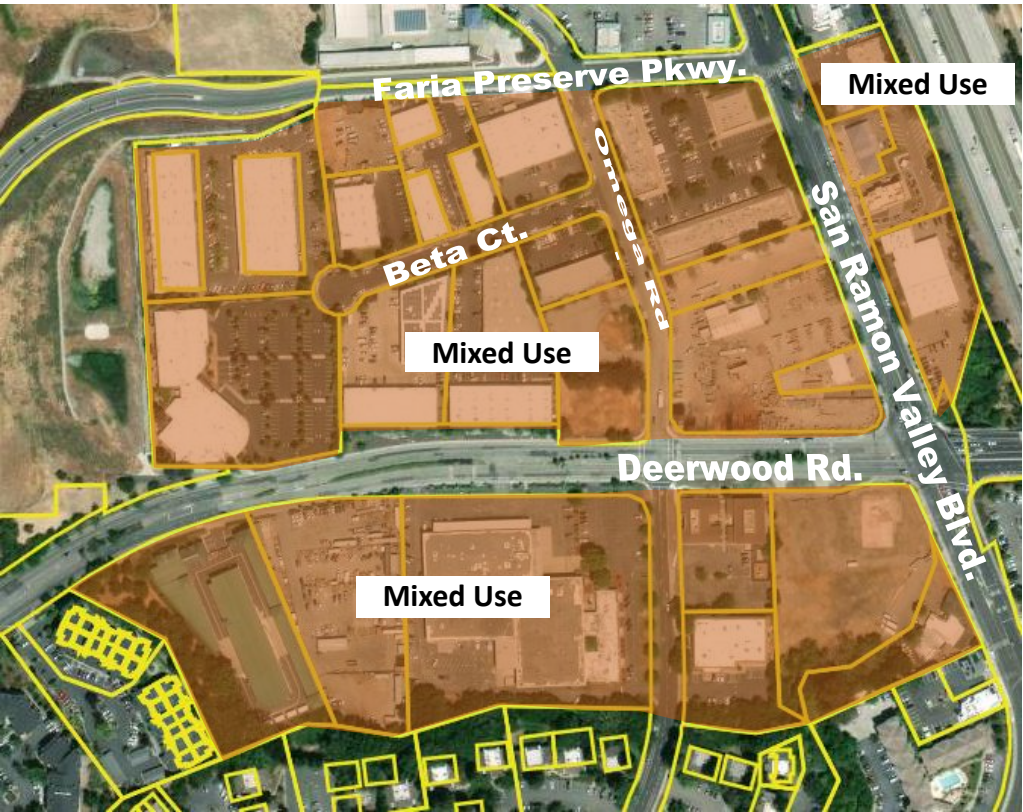
SRVSP Zoning District – Proposed



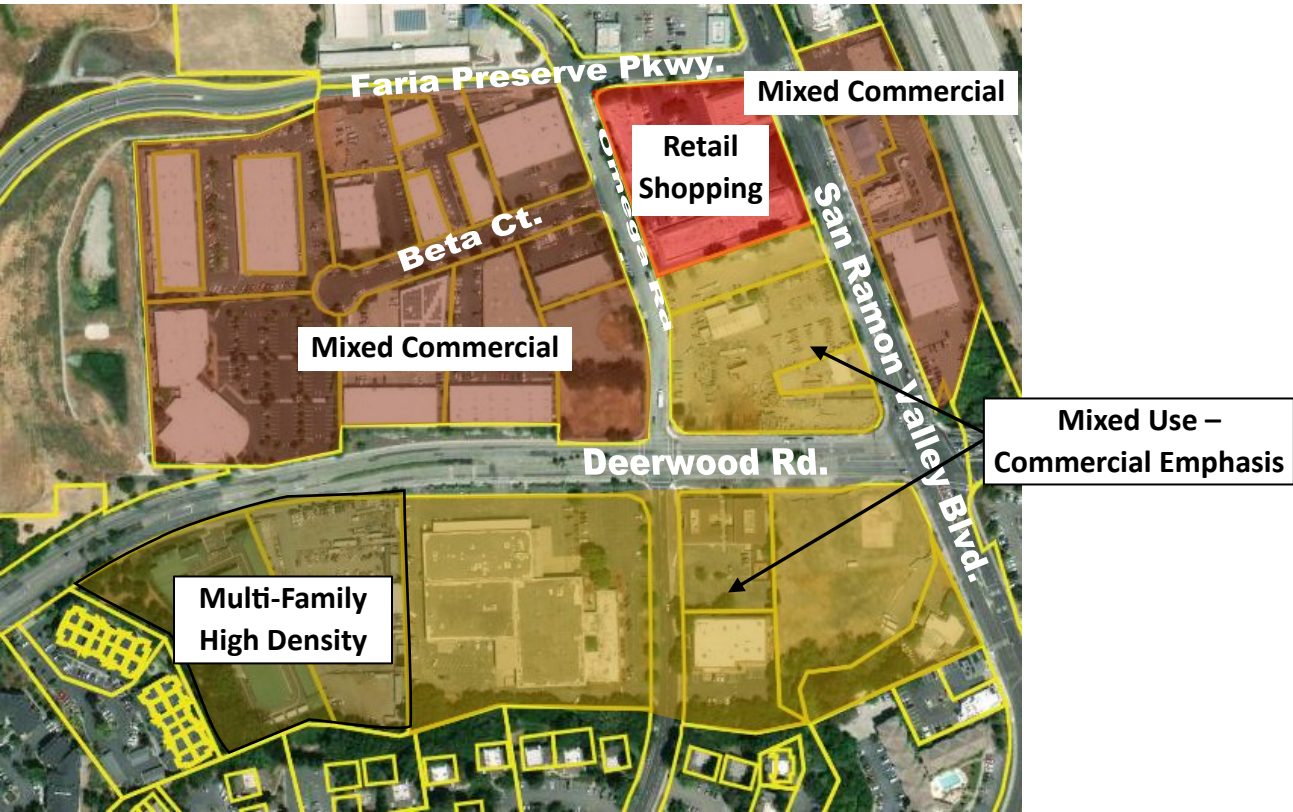
San Ramon Village Specific Plan (SRVSP) - Central

(APNs: 208-451-014; 208-451-015; 208-451-016; 208-451-018; 208-451-017; 208-451-012; 208-451-020; 208-451-021; 208-451-022; 208-451-023; 208-451-019; 208-451-005; -208-451-004; 208-451-003; 208-451-024; 208-452-005; 208-260-036; 208-260-052; 208-260-053; 218-080-029; 218-080-011; 218-080-034; 218-080-028; 208-260-037; 208-260-054; 208-260-056; 208-271-022; 208-271-021; 208-271-041; 208-271-003)

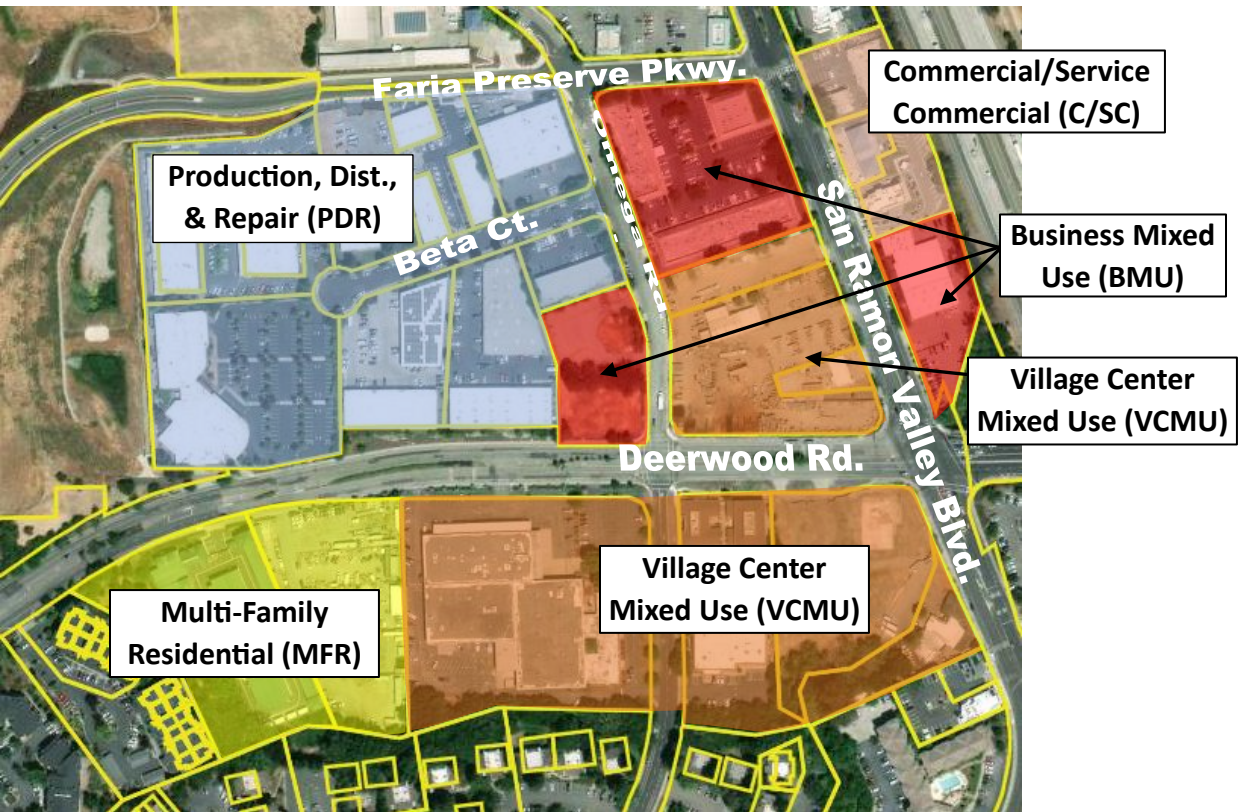
General Plan Land Use – Existing



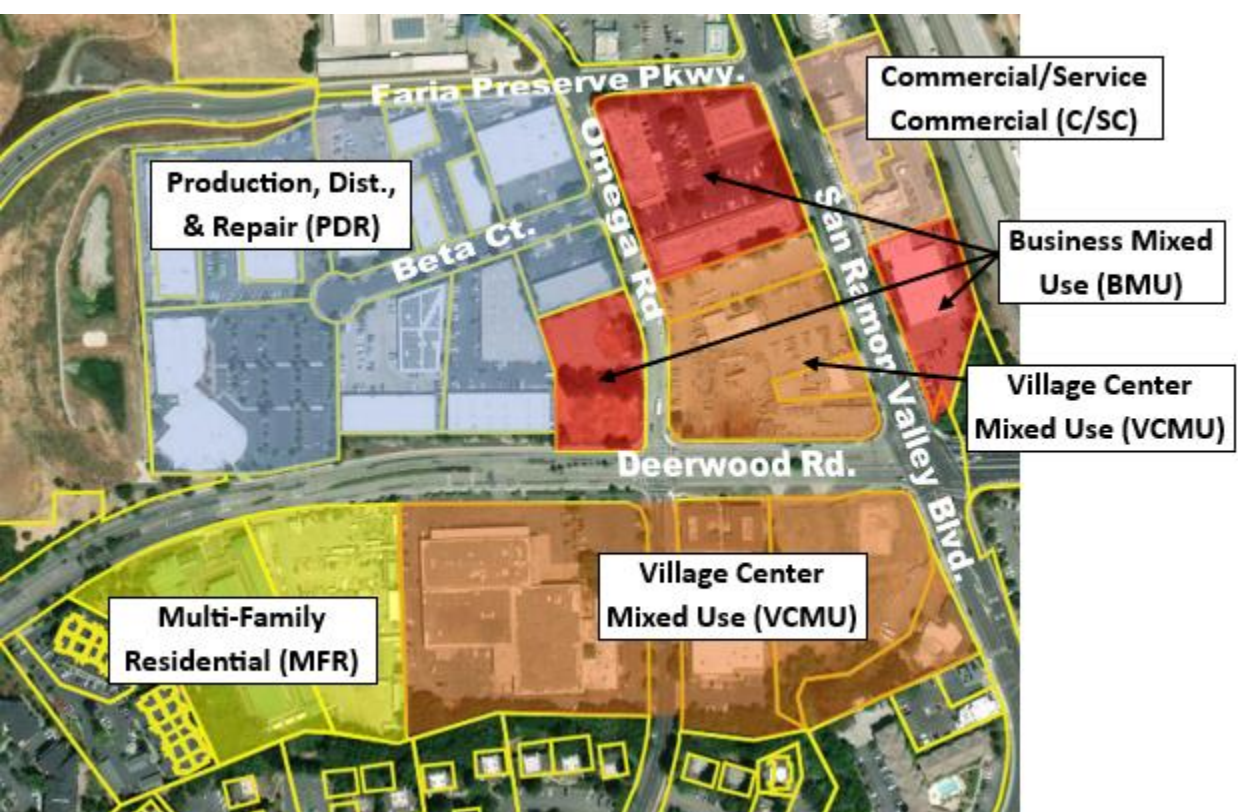
General Plan Land Use – Proposed



SRVSP Zoning District – Existing



SRVSP Zoning District – Proposed



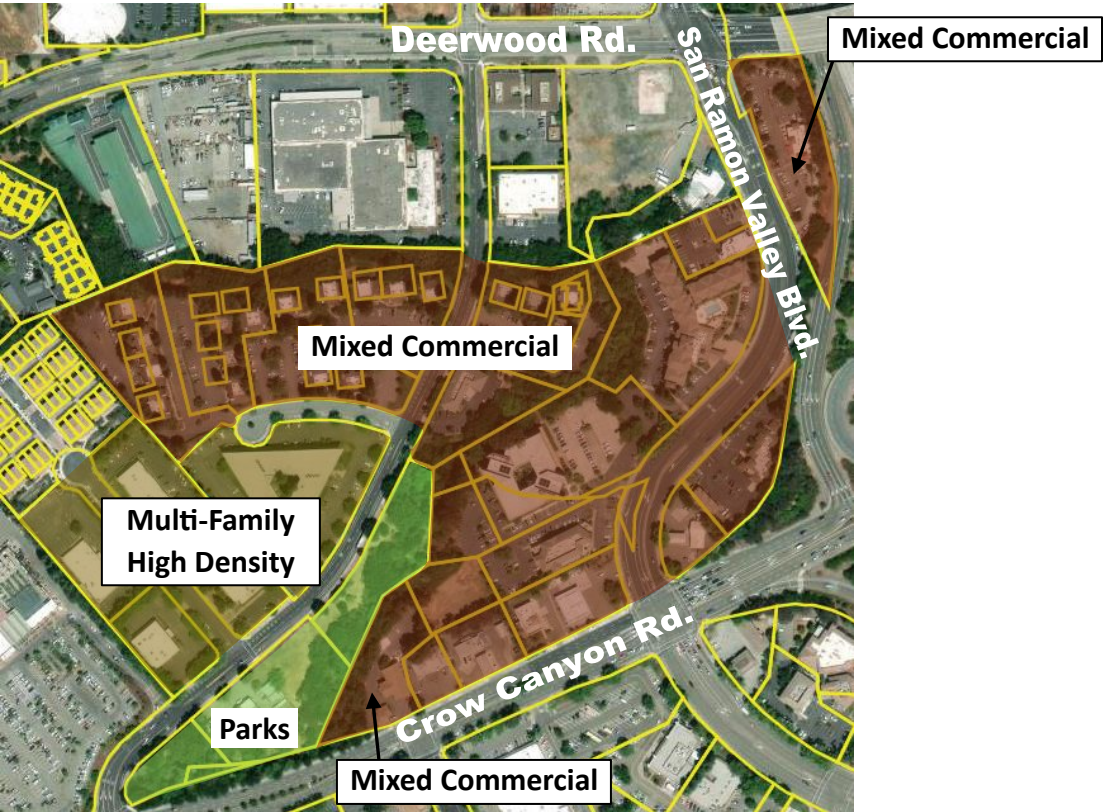
San Ramon Village Specific Plan (SRVSP) - South

(APNs: 218-080-033; 208-272-016; 208-272-011; 208-271-025; 208-271-042; 208-271-029; 208-271-031; 208-290-006; 208-290-011; 208-272-012; 208-290-031; 208-290-032; 208-290-015; 208-290-023; 208-290-027; 208-290-028; 208-271-024; 208-490-010; 208-280-009; 208-280-014; 208-280-015; 208-280-016; 208-271-037; 208-271-038; 208-271-039; 208-271-040; 208-271-032; 208-271-033; 208-271-035; 208-271-036; 208-490-011; 208-490-012; 208-490-013; 208-490-014; 208-490-015; 208-490-016; 208-490-017; 208-490-018; 208-490-019; 208-490-020; 208-490-021; 208-490-022; 208-490-023; 208-490-024; 208-490-025; 208-490-026; 208-490-027; 208-490-028; 208-490-029; 208-490-030)

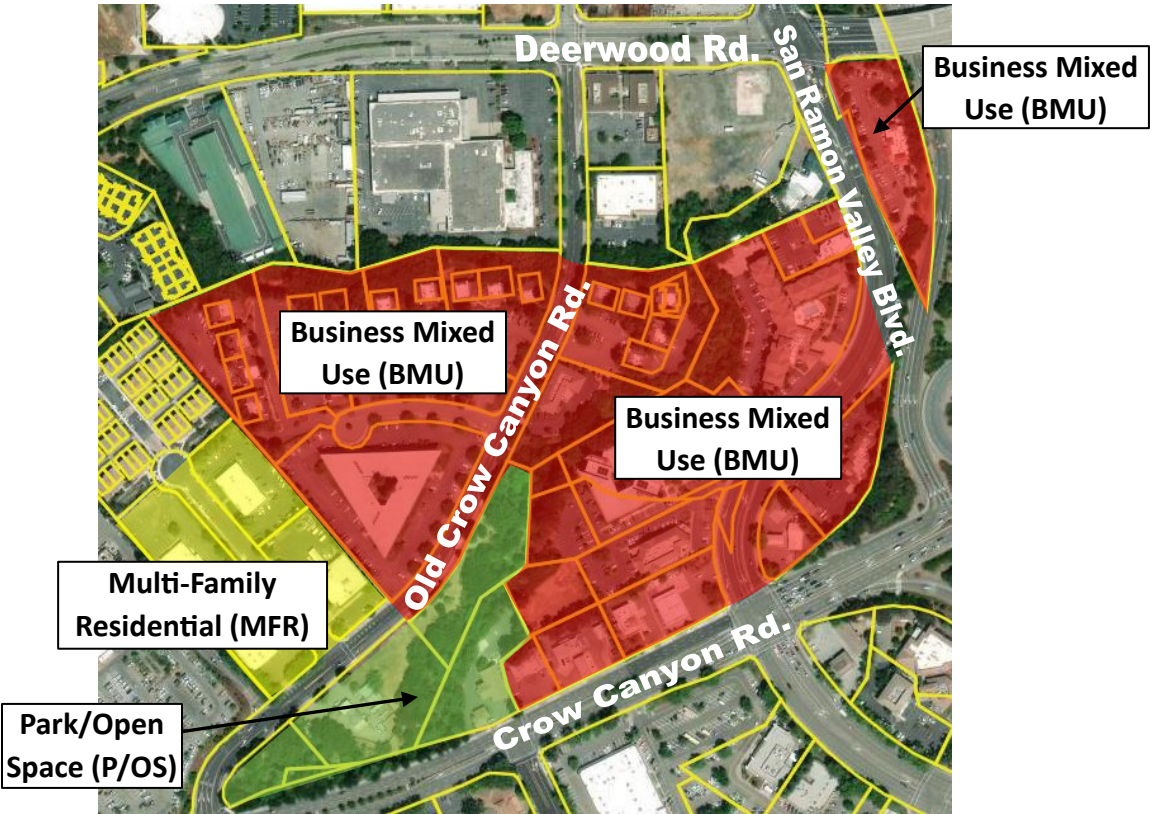
General Plan Land Use – Existing



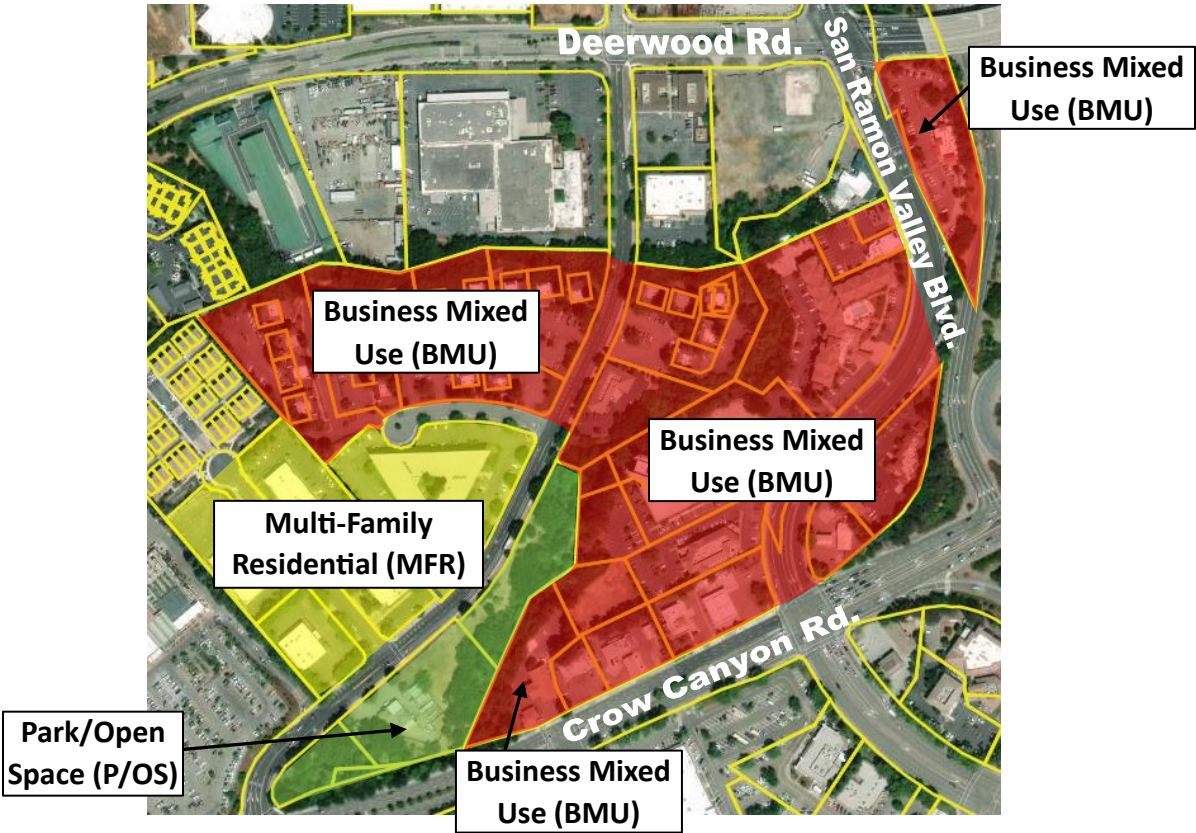
General Plan Land Use – Proposed



SRVSP Zoning District – Existing



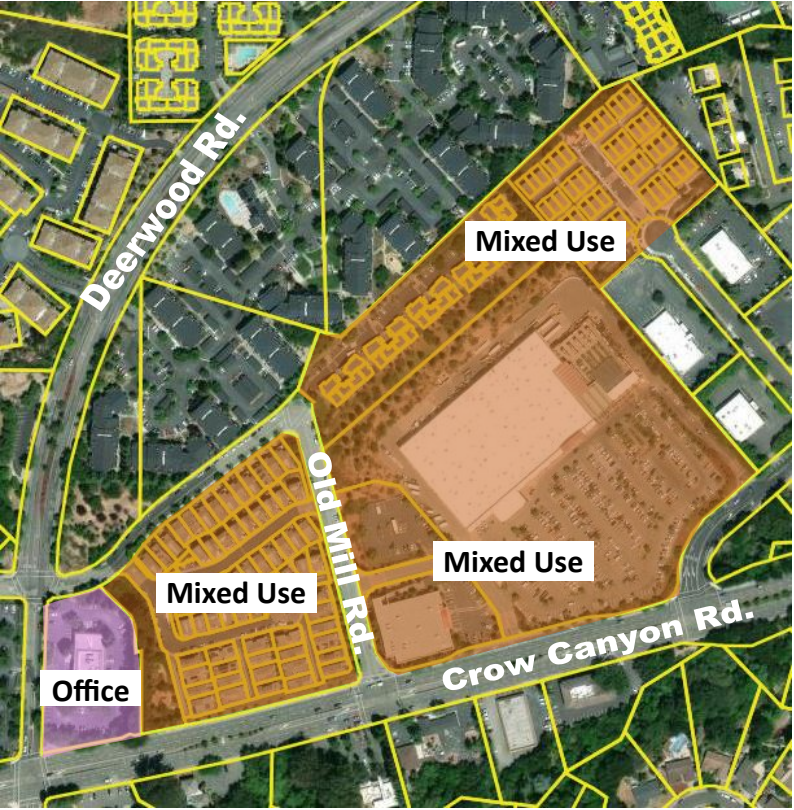
SRVSP Zoning District – Proposed



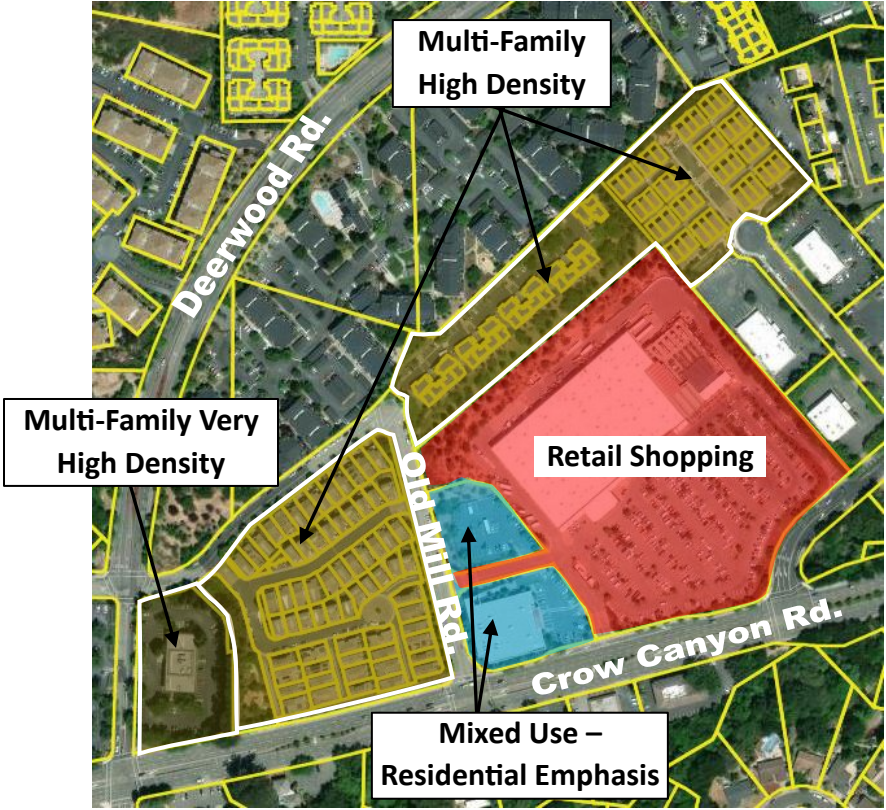
Home Depot Area

(APNs: 208-800-001 through 208-800-049; 208-720-001 through 208-720-037; 208-740-001 through 208-740-073; 208-280-027; 208-280-034; 208-280-033; 208-280-032)

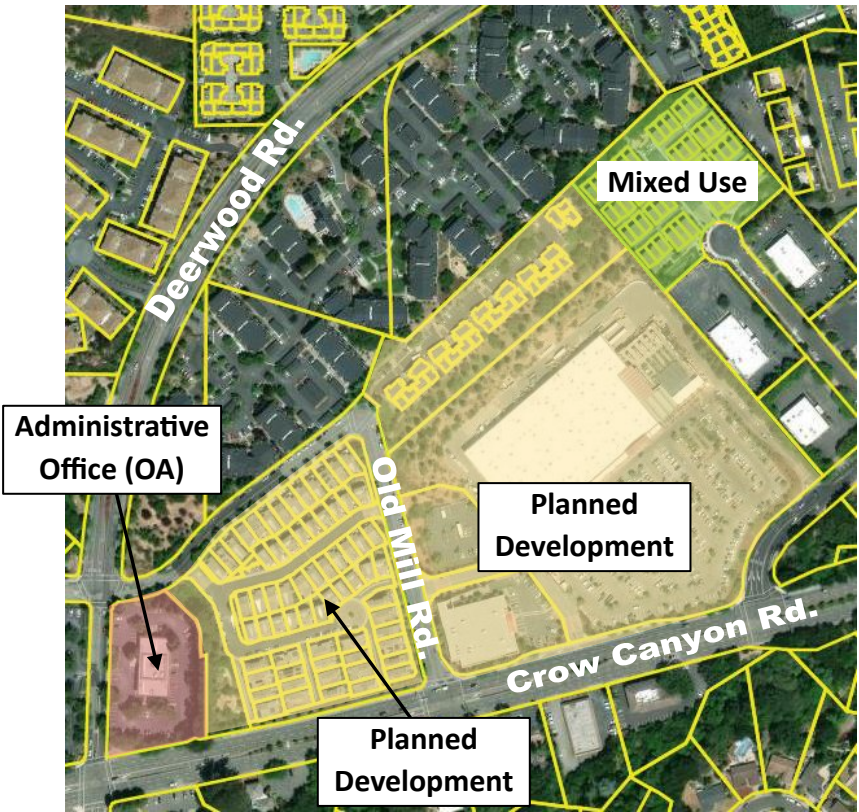
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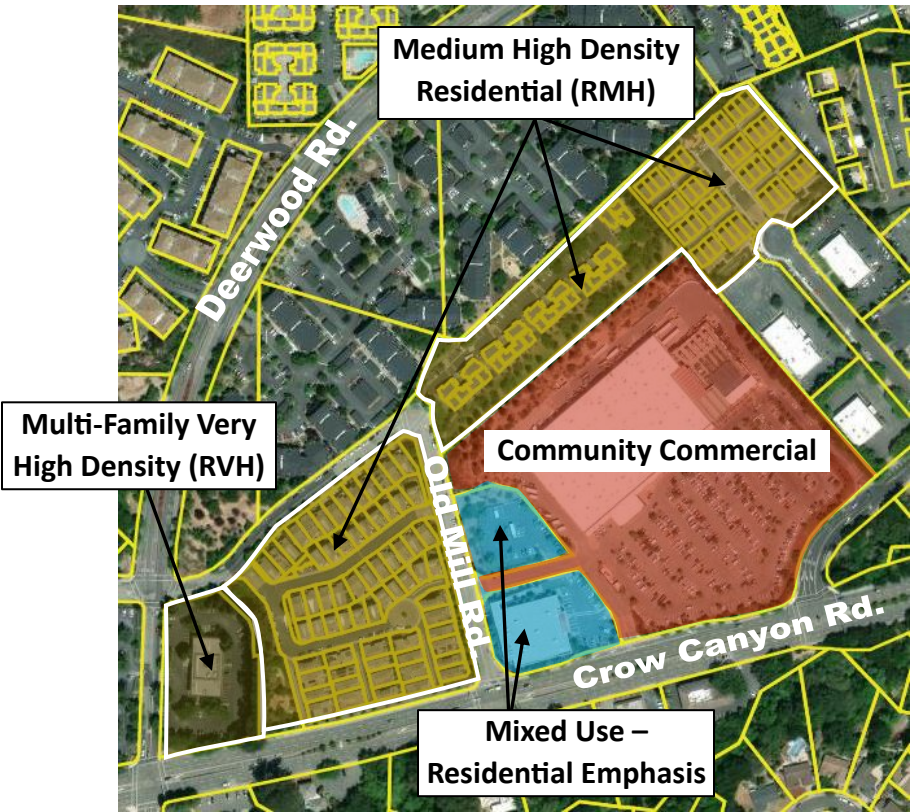
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Zoning District – Existing



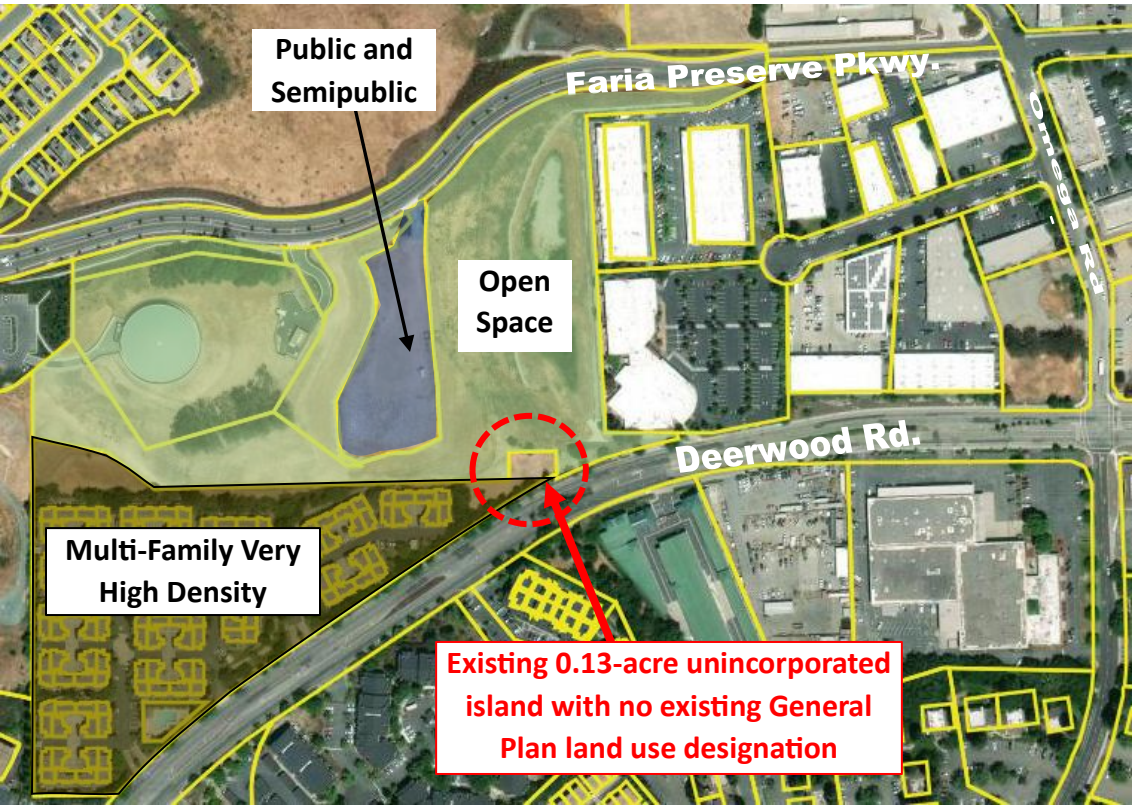
Zoning District – Proposed



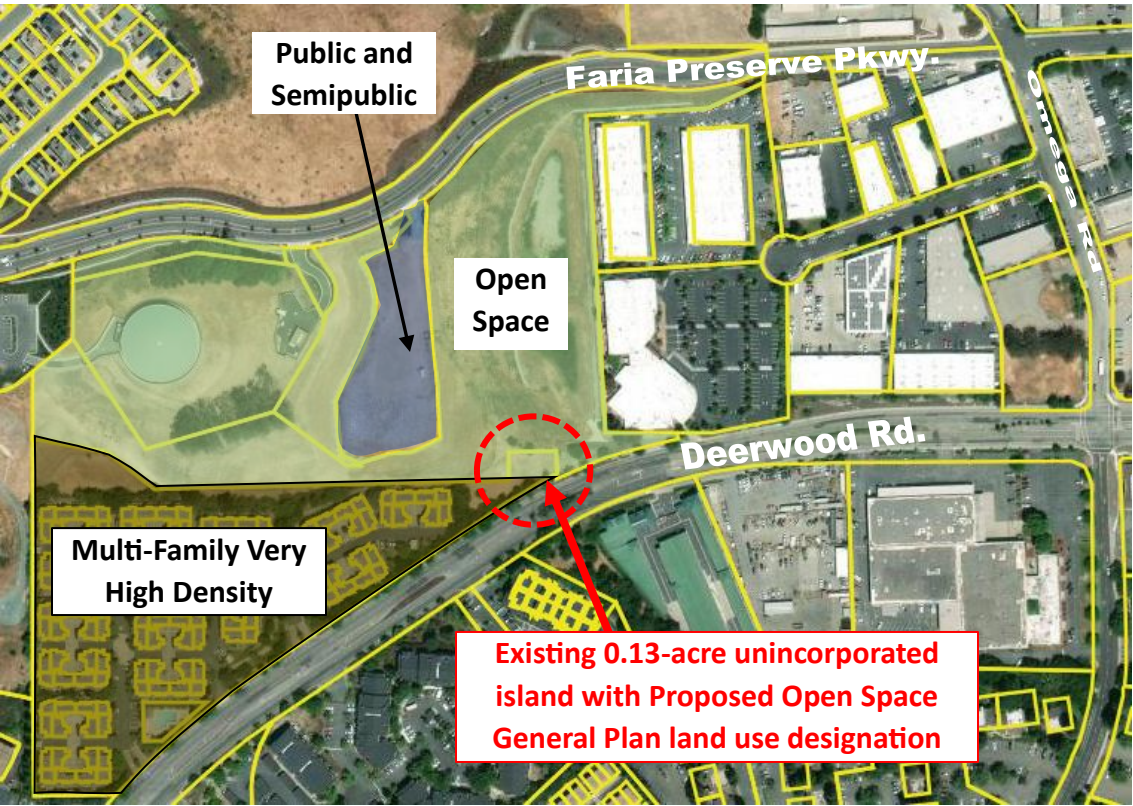
Deerwood Unincorporated Island

(APN: 208-700-082)

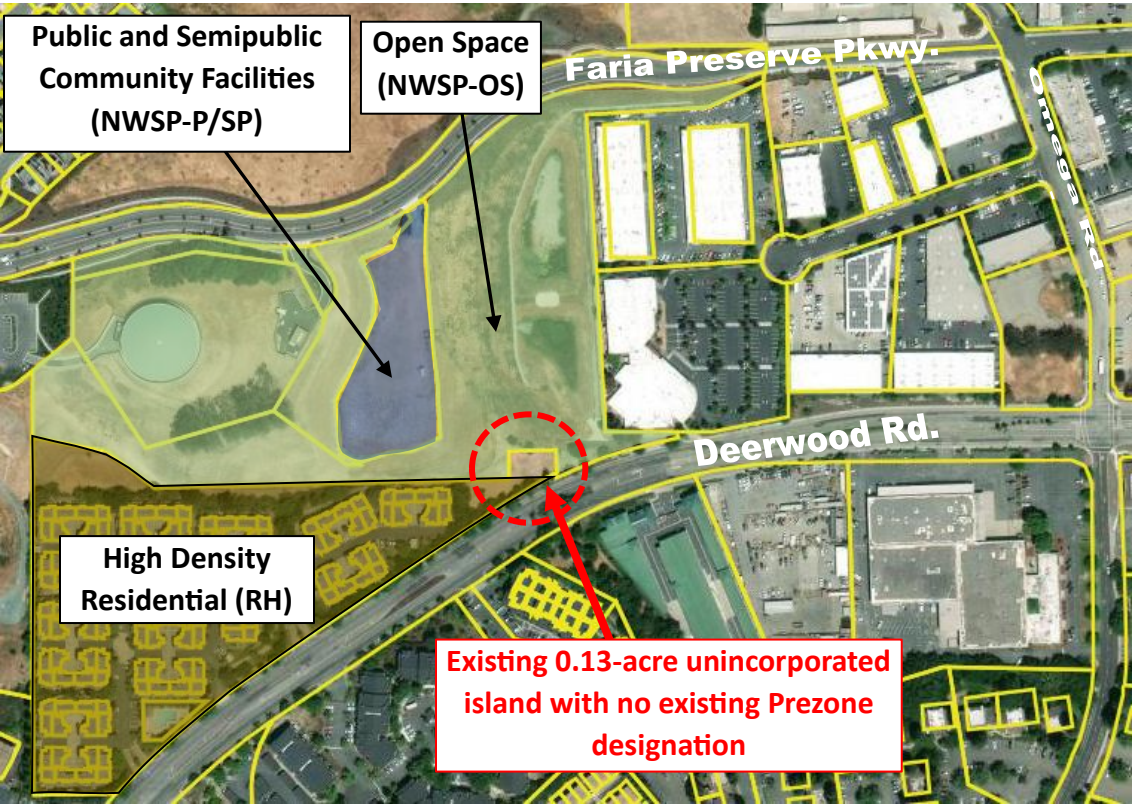
General Plan Land Use – Existing



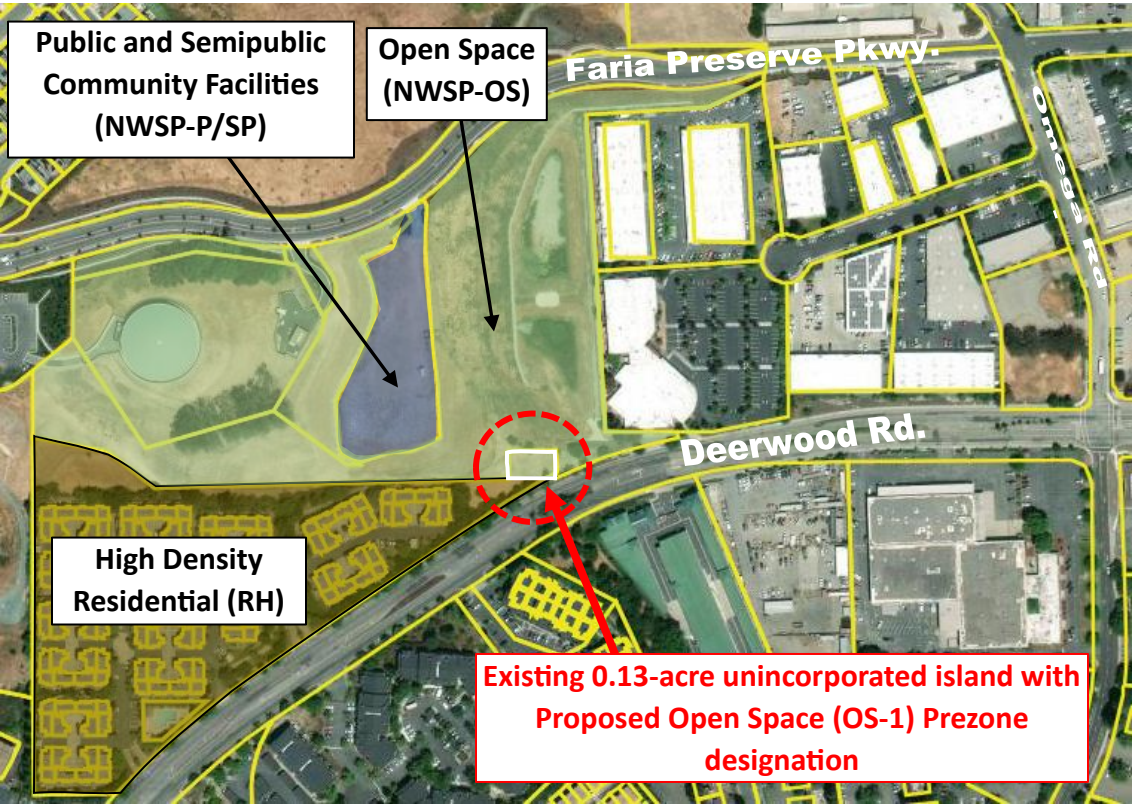
General Plan Land Use – Proposed



Zoning District – Existing



Zoning District – Proposed



New Mixed-Use Zones

Purposes of New Mixed-Use Zones – Alternatives 2 & 3

The purposes of the individual Mixed-Use zones and the manner in which they are applied are as follows:

- A. **MUX (Mixed-Use, Commercial Emphasis) Zone.** The purpose of the Mixed-Use, Commercial Emphasis (MUX) zone is to provide areas for an integrated neighborhood, primarily to enhance existing and promote new commercial uses (retail and/or office) with complementary residential uses. A density range of 20 to 40 dwelling units per acre allows a variety of residential housing types located along street frontages. The MUX zone envisions commercial uses (retail and/or office) as the primary use along street frontages, with residential uses located behind or above the primary commercial uses. Development could be stand-alone, vertical, or horizontal mixed-use configurations. Within the MUX zone, nonresidential FAR minimums are established to maintain retail square footage.
- B. **MUR (Mixed-Use, Residential Emphasis) Zone.** The purpose of the Mixed-Use, Residential Emphasis (MUR) zone is to provide areas for an integrated neighborhood, with a combination of primarily residential uses mixed with complementary office and commercial uses. The MUR zone provides housing infill opportunities on existing small and mid-size office and service commercial parcels. A density range of 20 to 40 dwelling units per acre allows a variety of residential housing types located along street frontages. Development can be stand-alone, vertical, or horizontal mixed-use configurations. Within the MUR zone, residential FAR minimums are established to maintain and encourage residential development within this zone.
- C. **DMU-N (Downtown Mixed-Use, North) Zone.** The purpose of the Downtown Mixed-Use, North (DMU-N) zone is to encourage an integrated neighborhood of commercial and residential uses within the Core area of San Ramon. The intent is to incorporate new residential uses in the existing office setting with pedestrian-friendly streetscapes, open spaces, and trails connecting to the Iron Horse Trail and City Center. Residential uses are located adjacent to the street and complementary offices, services, and goods in close proximity to transportation networks. The allowed density in the DMU-N zone ranges from a minimum of 20 dwelling units per acre to a maximum of 60 dwelling units per acre. Development is generally intended to be vertical in nature with residential entryways taking advantage of the City's Walking District, and allowance for higher density. Development can be vertical mixed use or stand-alone residential in proximity to nearby commercial uses with a horizontal mixed-use configuration.
- D. **DMU-S (Downtown Mixed-Use, South) Zone.** The purpose of the Downtown Mixed-Use, South (DMU-S) zone is to encourage an integrated transit-oriented and mixed use neighborhood, extending the activity of City Center across Bollinger Canyon Road with shops, offices, and a

diversity of housing opportunities set in an urban environment of walkable streets, parks and trails. The intent is to promote a broad mix of uses which incorporates a transition of primarily commercial uses adjacent to the freeway and Bollinger Canyon Road, with residential uses located behind or above the primary commercial uses in close proximity to transportation networks. The allowed density in the DMU-S zone ranges from a minimum of 20 dwelling units per acre to a maximum of 60 dwelling units per acre. Development is generally intended to be more vertical in nature and allowance for higher density closer to the arterial roadway, with an appropriate transitional buffer adjacent to existing residential uses located to the south. Commercial uses (i.e. restaurants and retail) are encouraged along major streets. Development could be stand-alone, vertical, or horizontal mixed-use configurations.

New Mixed-Use Zone Land Uses and Permit Requirements

- E. **Allowable Land Uses and Permit Requirements.** Table 1 (Allowed Land Uses and Permit Requirements for New Mixed-Use Zones - Alternatives) identifies the uses of land allowed by this Zoning Ordinance in the Mixed-Use Zones, and the land use permit required to establish each use
- F. **Specific Use Regulations.** Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of the Zoning Ordinance may also apply.

Table 1

Allowed Land Uses and Permit Requirements for New Mixed-Use Zones -Alternatives

Key:	P = Allowed by Right (Zoning Clearance may be required)				
	MUP = Minor Use Permit required				
	UP = Conditional Use Permit required				
	S = Permit requirement set by Specific Use Regulation				
	ZC = Zoning Clearance required				
	(-) = Not Allowed				
Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N	DMU-S	
Media Production	ZC(3)	ZC(3)	ZC(3)	ZC(3)	
Recycling Facility	—	—	—	—	
Research and Development, General	MUP	MUP	MUP	MUP	
Research and Development, Limited	ZC(3)	ZC(3)	ZC(3)	ZC(3)	
Laboratory, Non-Medical	MUP	MUP	MUP	MUP	
Commercial Recreation Facility – Indoor	UP	UP	UP	UP	D4-30

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Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N	DMU-S	
Conference/Convention Facility	UP	UP	UP	UP	
Fitness/Health Facility	UP	UP	UP	UP	
Library, Museum, Gallery (non-retail gallery)	P	P	P	P	
Meeting Facility, Public or Private	MUP	MUP	MUP	MUP	
Night Club	MUP	MUP	MUP	MUP	
Park and Recreation Facility – Site of 2 acres or less	P	P	P	P	
School – Public or Private	UP	UP	UP	UP	
School – Specialized Education or Training	MUP	MUP	MUP	MUP	
Sports and Entertainment Assembly Facility	UP	UP	UP	UP	
Studio – Art, Dance, Martial Arts, Music, etc. (ground floor)	ZC(3)	ZC(3)	ZC(3)	ZC(3)	
Studio – Art, Dance, Martial Arts, Music, etc. (upper floor)	P	P	P	P	
Theater, Movies, or Performing Arts	UP	UP	UP	UP	
Animal – Wild or Exotic	S	S	S	S	Municipal Code Div. B2
Animal – Domestic	P	P	P	P	
Emergency Shelter	P	P	P	P	
Home Occupation	S	S	S	S	
Live/Work Unit	MUP	MUP	MUP	MUP	
Mixed-Use Project with Residential Component	P	P	P	P	
Supportive Housing	UP	UP	UP	UP	
Transitional Housing	UP	UP	UP	UP	
Residential Care, 6 or fewer	P	P	P	P	
Residential Care, 7 or more	MUP	MUP	MUP	MUP	
Retail Trade					
Accessory Retail and Services	P	P	P	P	
Alcoholic Beverage Manufacturing, Micro-Brewery	UP	UP	UP	UP	
Auto and Vehicle Sales and Rental	MUP(4)	MUP(4)	MUP(4)	MUP(4)	
Building/Landscape Materials Sales – Indoor Showroom	UP	UP	UP	UP	
Convenience Store	P	P	P	P	
Drive-through Retail	UP	UP	UP	UP	
Eating and Drinking Establishments	P	P	P	P	
With wine and beer	P	P	P	P	
With full alcoholic beverage service	MUP	MUP	MUP	MUP	

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Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N	DMU-S	
Alcoholic Beverage Manufacturing, Brew Pub	P	P	P	P	
With drive-through service	MUP	MUP	MUP	MUP	
With live entertainment	MUP	MUP	MUP	MUP	D4-34
With up to 12 outdoor seats or stools	P	P	P	P	
With 13 or more outdoor seats or stools	MUP	MUP	MUP	MUP	
Farmer's Market – Ongoing	MUP	MUP	MUP	MUP	
Food and Beverage Sales – Chain Grocery	P	P	P	P	
Food and Beverage Sales – Specialty Food Store	P	P	P	P	
Furniture, Furnishings, and Appliance Store	P(5)	P(5)	P(5)	P(5)	
Mobile Home, Boat, or RV Sales	—	—	—	—	
Outdoor Retail Sales and Activities	MUP	MUP	MUP	MUP	D4-35
Outdoor Vendor	MUP	MUP	MUP	MUP	D4-35
Pharmacy, Medical Supplies	P	P	P	P	
Retail, General – 50,000 sf or less of floor area	P	P	P	P	
Retail, general – Over 50,000 sf of floor area	P	P	P	P	
Secondhand Store	MUP	MUP	MUP	MUP	
ATM	P	P	P	P	
Bank, Financial Services	P	P	P	P	
Business Support Service	P	P	P	P	
Medical Services – Clinic, Laboratory, Urgent Care (ground floor)	MUP(3)	UP(3)	UP(3)	UP(3)	
Medical Services – Clinic, Laboratory, Urgent Care (upper floors)	MUP	MUP	MUP	MUP	
Medical Services – Doctor Office (ground floor)	P(2)	P(2)	P(2)	P(2)	
Medical Services – Doctor Office (upper floors)	P(2)	P(2)	P(2)	P(2)	
Medical Services – Extended Care	UP	UP	UP	UP	
Office – Accessory	P	P	P	P	
Office – Business/Service (ground floor)	P	P	P	P	
Office – Business/Service (upper floors)	P	P	P	P	
Office – Government (ground floor)	P	P	P	P	
Office – Government (upper floors)	P	P	P	P	
Office – Processing (ground floor)	MUP	MUP	MUP	MUP	
Office – Processing (upper floors)	MUP	MUP	MUP	MUP	
Office - Professional/Administrative (ground floor)	P	P	P	P	
Office - Professional/Administrative (upper floors)	P	P	P	P	

Table 1**Allowed Land Uses and Permit Requirements for New Mixed-Use Zones -Alternatives**

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	(-) = Not Allowed				
Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N	DMU-S	
Adult Day Care	UP	UP	UP	UP	
Animal Services – Boarding/Training	MUP	MUP	MUP	MUP	
Animal Services – Grooming	ZC(3)	ZC(3)	ZC(3)	ZC(3)	
Animal Services – Veterinary Clinic, Animal Hospital	MUP	MUP	MUP	MUP	
Catering Service	MUP(3)	MUP(3)	MUP(3)	MUP(3)	
Child Day Care Center	UP	UP	UP	UP	
Child Day Care Center – Accessory to on-site anchor tenant	UP	UP	UP	UP	
Child Day Care – Small family day care home	P	P	P	P	
Lodging – Bed & Breakfast Inn (B&B)	UP	UP	UP	UP	D4-27
Lodging – Hotel or Motel	UP	UP	UP	UP	
Personal Services	ZC(3)	ZC(3)	ZC(3)	ZC(3)	
Public Safety Facility	P	P	P	P	
Broadcasting Studio	MUP	MUP	MUP	MUP	
Cogeneration Facility	UP	UP	UP	UP	
Heliport	UP	UP	UP	UP	
Parking Facility, Public or Commercial	UP	UP	UP	UP	
Transit Station	P	P	P	P	
Utility Facility	UP	UP	UP	UP	
Utility Infrastructure	P	P	P	P	
Wireless Telecommunications Facility	S	S	S	S	

Footnotes:

- (1) See division D8 for land use definitions.
- (2) Use allowed only if it does not exceed 10% of the total office space on the site.
- (3) Use allowed with a Minor Use Permit or Zoning Clearance, as identified in the table above, on ground floor if non-retail uses occupy 25% or less of the gross ground floor area. Non-retail uses exceeding 25% gross ground floor area may be authorized by a Minor Use Permit when the economic findings in Section D4-38 Non-Retail Uses within Retail/Commercial Centers can be made.
- (4) Limited to an auto rental agency accessory to a hotel or retail sales/showroom.
- (5) Allowed only as accessory to department store.

New 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 (New Mixed-Use Zone Development standards - Alternatives)**, in addition to the applicable development standards (e.g., landscaping, parking, and loading, etc.) in Division D3 of this Zoning Ordinance.

Table 2
New Mixed-Use Zone Development Standards - Alternatives

Development Feature	Requirement by Zone			
	MUX	MUR	DMU-N	DMU-S
Minimum Lot Size	<i>The minimum area and width for parcels proposed in new subdivisions.</i>			
Area (net)	Determined through subdivision process			
Width	Determined through subdivision process			
Depth	Determined through subdivision process			
Residential Density	<i>Minimum site area per dwelling unit as determined by the General Plan. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>			
Minimum Density (du/ac)	20	20	20	20
Maximum Density (du/ac)	40	40	60	60
Floor Area Ratio (FAR)	<i>The measurement of a structure's floor area in relation to the size of the lot that the structure(s) is located on. FAR is expressed as a decimal number and is derived by dividing the total net area of the structure(s) by the total area of the lot (structure area ÷ lot area).</i>			
Sitewide Minimum	0.70	0.70	1.25	1.25
Sitewide Maximum	2.0	2.0	2.75	2.75
Nonresidential Minimum	0.45	N.A.	N.A.	N.A.
Residential Minimum	N.A.	0.5	N.A.	N.A.
Setbacks (1)	<i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i>			
Front	10 feet			
Side – Interior (each)	Determined through project review and approval			
Side – Corner	Determined through project review and approval			
Rear	Determined through project review and approval			
Accessory Structure	See Section D4-26 (Accessory Structures)			
Lot Coverage	<i>The maximum percentage of total lot area that may be covered by structures.</i>			
Maximum	N.A.	N.A.	N.A.	N.A.

Table 2**New Mixed-Use Zone Development Standards - Alternatives**

Development Feature	Requirement by Zone			
	MUX	MUR	DMU-N	DMU-S
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 (ft)	60 (2)	60 (2)	85 (2)	85 (2)
Landscaping	See Chapter D3-II (Landscape Design Standards)			
Parking	See Chapter D3-III (Parking and Loading)			
Signs	See Chapter D3-IV (Signs)			

Footnotes:

- (1) 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.
- (2) Except as limited by Daylight Plane Requirements (D2-15.A) and Section D3-6 (Height Limits and Exceptions).