

Chapter 21.22 – Mixed-Use Coastal Zoning Districts (MU-V, MU-MM, MU-CV/15th St, MU-W1, MU-W2)

Revisions		
Section	Change	Description
21.22.020	ADDED	Footnotes to Tables 21.22-1 and 21.22-2 giving priority to visitor-serving recreational uses on the Balboa Peninsula.

CLUP Polices Implemented	
Coastal Land Use Plan Policy	Section
2.1.1-1 The land use categories in Table 2.1.1-1 establish the type, density and intensity of land uses within the coastal zone. If there is a conflict between the development limits of the Land Use Element and the Coastal Land Use Plan, the provision that is most protective of coastal resources shall take precedence. However, in no case, shall the policies of the Coastal Land Use Plan be interpreted to allow a development to exceed a development limit established by the General Plan or its implementing ordinances.	21.22.010 21.22.020 21.22.030
2.1.4-1. For properties located on the inland side of Coast Highway in the Mariners' Mile Corridor that are designated as MU-H, (a) the Coast Highway frontages shall be developed for marine-related and highway oriented general commercial uses in accordance with CM and CG categories; and (b) portions of properties to the rear of the commercial frontage may be developed for free-standing neighborhood-serving retail, multi-family residential units, or mixed-use buildings that integrate residential with retail uses on the ground floor in accordance with the CN, RM , CV, or MU-V categories respectively.	21.22.020 (Table 2-6)
2.1.4-2. For bay-fronting properties that are designated as MU-W, encourage marine-related and visitor-serving retail, restaurant, hotel, institutional, and recreational uses. Vertically integrated mixed use structures are allowed as described below. Permitted uses include those permitted by the CM, CV, and MU-V categories. On sites developed with mixed-use structures, a minimum of 50 percent of the permitted square footage shall be devoted to non-residential uses. Mixed-use structures may only be developed on sites with 200 feet or more of street frontage along Coast Highway and, in aggregate, no more than 50 percent of the waterfront land area along Coast Highway between the Arches Bridge and the Boy Scout Sea Base may be developed with mixed use structures.	21.22.020 (Table 2-7)
2.1.4-5. Development shall be designed and planned to achieve high levels of architectural quality and compatibility among on-site and off-site uses. Adequate pedestrian, non-automobile and vehicular circulation and parking shall be provided.	21.22.030
2.1.4-6. Require sufficient area be provided for individual uses to prevent fragmentation and assure each use's viability, quality, and compatibility with adjoining uses.	21.22.030
2.1.5-1. For bay-fronting properties that are designated as MU-W, marine related uses may be intermixed with buildings that provide residential on the upper floors. Permitted uses include those permitted by the CM, CV, and MU-V categories. In the MU-W designation, freestanding and ground floor residential shall not be permitted in Lido Marina Village, Cannery Village, McFadden Square, and Balboa Island.	21.22.020 (Table 2-7)
2.1.5-2. Encourage uses that take advantage of Lido Village's location at the Harbor's turning basin and its vitality and pedestrian character, including visitor-serving and retail commercial, small lodging facilities (bed and breakfasts, inns), and mixed-use buildings that integrate residential above the ground floor with retail uses.	21.22.020 (Table 2-7)
2.1.5-3. Discourage the development of new office uses on the ground floor of buildings in Lido Village that do not attract customer activity to improve the area's pedestrian character.	21.22.020 (Table 2-6, 2-7)

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2.1.5-4. In Lido Marina Village (designated as MU-W), marine-related uses may be intermixed with buildings that provide residential on the upper floors. Permitted uses include those permitted by the CM, CV, and MU-V categories. Free-standing residential shall not be permitted.	21.22.020 (Table 2-7)
2.1.5-5. For interior parcels in Cannery Village and at 15th Street (designated as MU-H), permit mixed-use structures, where the ground floor shall be restricted to nonresidential uses along the street frontage such as retail sales and restaurants and the rear and upper floors used for residential including seniors units and overnight accommodations (comparable to MU-V). Mixed-use or commercial buildings shall be required on parcels at street inters with intervening parcels developed for mixed-use or free-standing housing.	21.22.020 (Table 2-6)
2.1.5-7. Accommodate visitor- and local-serving uses that take advantage of McFadden Square's waterfront setting including specialty retail, restaurants, and small scale overnight accommodations, as well as mixed-use buildings that integrate upper floor residential with ground level retail.	21.22.020 (Table 2-7)
2.1.5-10. For the Balboa Village core properties that are designated as MU-V, encourage local- and visitor-serving retail commercial and mixed-use buildings that integrate residential with ground level retail or office uses that attract customer activity and improve pedestrian character.	21.22.020 (Table 2-6)
Policy 2.1.6-1. On Marine Avenue and Agate Avenue (designated as MU-W), marine-related uses may be intermixed with buildings that provide residential on the upper floors. Permitted uses include those permitted by the CM, CV, and MU-V category. Freestanding residential shall not be permitted.	21.22.020 (Table 2-7)
2.3.1-1. Permit visitor-serving retail and eating and drinking establishments in all commercially designated areas.	21.22.020 (Table 2-6, 2-7)
2.3.1-2. Continue to provide waterfront-oriented commercial uses, including eating and drinking establishments and recreation and entertainment establishments, as a means of providing public access to the waterfront.	21.22.020 (Table 2-6, 2-7)
2.3.1-4. Protect oceanfront land designated for visitor-serving and/or recreational uses for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.	21.22.020 (Table 2-6, 2-7)
2.3.1-1. Permit visitor-serving retail and eating and drinking establishments in all commercially designated areas.	21.22.020 (Table 2-6, 2-7)
2.3.1-2. Continue to provide waterfront-oriented commercial uses, including eating and drinking establishments and recreation and entertainment establishments, as a means of providing public access to the waterfront.	21.22.020 (Table 2-6, 2-7)
2.3.1-10. Support continued operation of passenger/sightseeing boats, passenger/fishing boats ("day boats"), and long-term boat rentals and sales.	21.22.020 (Table 2-6, 2-7)
2.3.1-11. Support continued short-term rental of small boats while encouraging vendors to teach customers how to safely operate the watercraft.	21.22.020 (Table 2-6, 2-7)
2.3.1-12. Support continued operation of entertainment and tour boats subject to reasonable regulations designed to ensure the operations don't have an adverse impact, such as unsafe navigation, impaired water quality, reduced visual quality, excessive noise, unsafe street traffic conditions, or parking shortages on the environment and land uses surrounding the harbor.	21.22.020 (Table 2-6, 2-7)
2.3.3-1. Lower-cost visitor and recreational facilities, including campgrounds, recreational vehicle parks, hostels, and lower-cost hotels and motels, shall be protected, encouraged and, where feasible, provided. Developments providing public recreational opportunities are preferred. New development that eliminates existing lower-cost	21.22.020 (Table 2-6, 2-7)

CLUP Polices Implemented	
accommodations or provides high-cost overnight visitor accommodations or limited use overnight visitor accommodations such as timeshares, fractional ownership and condominium-hotels shall provide lower-cost overnight visitor accommodations commensurate with the impact of the development on lower-cost overnight visitor accommodations in Newport Beach or pay an "in-lieu" fee to the City in an amount to be determined in accordance with law that shall be used by the City to provide lower-cost overnight visitor accommodations.	
2.4.1-5. Maintain the Recreational and Marine Commercial (CM) land use category and allow CM uses in the Mixed Use land use categories (MU-V, MU-H, and MU-W) in areas on or near the bay to encourage a continuation of coastal-dependent and coastal-related uses.	21.22.020 21.22.030
3.1.1-12. Implement building design and siting regulations to protect public access through setback and other property development regulations of the Zoning Code that control building placement.	21.22.030
3.2.1-5. Continue to allow recreational commercial uses in commercial areas adjacent to beaches and the bay.	21.22.020
4.4.2-2. Continue to regulate the visual and physical mass of structures consistent with the unique character and visual scale of Newport Beach.	21.22.030
4.4.2-3. Implement the regulation of the building envelope to preserve public views through the height, setback, floor area, lot coverage, and building bulk regulation of the Zoning Code in effect as of October 13, 2005 that limit the building profile and maximize public view opportunities.	21.22.030

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Chapter 21.22 – Mixed-Use Coastal Zoning Districts (MU-V, MU-MM, MU-CV/15th St, MU-W1, MU-W2)

Sections:

21.22.010	Purposes of Mixed-Use Coastal Zoning Districts
21.22.020	Mixed-Use Coastal Zoning Districts Land Uses
21.22.030	Mixed-Use Coastal Zoning Districts General Development Standards

21.22.010 – Purposes of Mixed-Use Coastal Zoning Districts

The purposes of the individual mixed-use coastal zoning districts and the manner in which they are applied are provided below. For the purpose of this Implementation Plan, mixed-use projects shall comply with nonresidential standards when no mixed-use standards exist.

- A. **MU-V (Mixed-Use Vertical) Coastal Zoning District.** This coastal zoning district is intended to provide for areas appropriate for the development of mixed-use structures that vertically integrate residential dwelling units above the ground floor with retail uses including office, restaurant, retail, and similar nonresidential uses located on the ground floor or above.
- B. **MU-MM (Mixed-Use Mariners' Mile) Coastal Zoning District.** This coastal zoning district applies to properties located on the inland side of Coast Highway in the Mariners' Mile Corridor. Properties fronting on Coast Highway may be developed for nonresidential uses only. Properties to the rear of the commercial frontage may be developed for freestanding nonresidential uses, multi-unit residential dwelling units, or mixed-use structures that integrate residential above the ground floor with nonresidential uses on the ground floor.
- C. **MU-CV/15th St. (Mixed-Use Cannery Village and 15th Street) Coastal Zoning District.** This coastal zoning district applies to areas where it is the intent to establish a cohesively developed district or neighborhood containing multi-unit residential dwelling units with clusters of mixed-use and/or commercial structures on interior lots of Cannery Village and 15th Street on Balboa Peninsula. Allowed uses may include multi-unit dwelling units; nonresidential uses; and/or mixed-use structures, where the ground floor is restricted to nonresidential uses along the street frontage. Residential uses and overnight accommodations are allowed above the ground floor and to the rear of uses along the street frontage. Mixed-use or nonresidential structures are required on lots at street intersections and are allowed, but not required, on other lots.
- D. **MU-W1 (Mixed-Use Water) Coastal Zoning District.** This coastal zoning district applies to waterfront properties along the Mariners' Mile Corridor in which nonresidential uses and residential dwelling units may be intermixed. A minimum of fifty (50) percent of the allowed square footage in a mixed-use development shall be used for nonresidential uses in which marine-related and visitor-serving land uses are mixed as provided in Table 21.22-2. Design of nonresidential space to facilitate marine-related uses is encouraged.

- E. **MU-W2 (Mixed-Use Water) Coastal Zoning District.** This coastal zoning district applies to waterfront properties in which marine-related uses may be intermixed with general commercial, visitor-serving commercial and residential dwelling units on the upper floors.

21.22.020 – Mixed-Use Coastal Zoning Districts Land Uses and Permit Requirements

- A. **Allowed Land Uses.** Tables 21.22-1 and 21.22-2 indicate the uses allowed within each coastal zoning district.
- B. **Prohibited Land Uses.** Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. **Applicable Regulations.** The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 21.22-1 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-V (6)	MU-MM (4)	MU-CV/15th St. (5) (6)	Specific Use Regulations
Industry, Manufacturing and Processing, Warehousing Uses				
Handicraft Industry	A	A	A	
Industry, Marine-Related	—	A	A	
Research and Development	A	A	A	
Recreation, Education, and Public Assembly Uses				
Assembly/Meeting Facilities	A	A	A	
Commercial Recreation and Entertainment	A	A	A	
Cultural Institutions	A	A	A	
Schools, Public and Private	A	A	A	
Residential Uses				
Single-Unit Dwellings				
Located on 1st floor	—	—	A (3)	
Located above 1st floor	A (1)	—	A (3)	
Multi-Unit Dwellings				
Located on 1st floor	—	A (1)(2)	A (3)	
Located above 1st floor	A (1)	A (1)(2)	A (3)	
Two-Unit Dwellings				

TABLE 21.22-1 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-V (6)	MU-MM (4)	MU-CV/15th St. (5) (6)	Specific Use Regulations
Located on 1st floor	—	—	A (3)	
Located above 1st floor	A (1)	—	A (3)	
Home Occupations	A	A (1)	A	
Live-Work Units	A	A (1)(2)	A (3)	
Care Uses				
Adult Day Care				
Small (6 or fewer)	A	A	A	
Child Day Care				
Small (8 or fewer)	A	A	A	
Day Care, General	—	A	A	
Retail Trade Uses				
Alcohol Sales (off-sale)	A	A	A	
Alcohol Sales (off-sale), Accessory Only	A	A	A	
Marine Rentals and Sales				
Boat Rentals and Sales	A	A	A	
Marine Retail Sales	A	A	A	
Retail Sales	A	A	A	
Service Uses—Business, Financial, Medical, and Professional				
ATMs	A	A	A	
Emergency Health Care/Urgent Care	A	A	A	
Financial Institutions and Related Services	A	A	A	
Offices—Business	A	A	A	
Offices—Medical and Dental	A	A	A	
Offices—Professional	A	A	A	
Service Uses—General				
Animal Sales and Services				
Animal Grooming	A	A	A	
Animal Retail Sales	A	A	A	

TABLE 21.22-1 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-V (6)	MU-MM (4)	MU-CV/15th St. (5) (6)	Specific Use Regulations
Veterinary Services	—	A	—	
Artists' Studios	A	A	A	
Eating and Drinking Establishments				
Accessory food service (open to public)	A	A	A	
Fast Food	A	A	A	
Food Service	A	A	A	
Take-Out Service, Limited	A	A	A	
Health/Fitness Facilities				
Small—2,000 sq. ft. or less	A	A	A	
Large—Over 2,000 sq. ft	A	A	A	
Laboratories	—	—	—	
Maintenance and Repair Services	A	A	A	
Marine Services				
Entertainment and Excursion Services	A	A	A	
Marine Service Stations	A	—	—	
Personal Services				
Massage Establishments	A	A	A	
Massage Services, Accessory	A	A	A	
Nail Salons	A	A	A	
Personal Services, General	A	A	A	
Personal Services, Restricted	A	A	A	
Studio	A	A	A	
Postal Services	A	A	A	
Printing and Duplicating Services	A	A	A	
Smoking Lounges	—	—	—	
Visitor Accommodations				
Hotels, Motels, and Time Shares	A	A	A	
Bed and Breakfast Inns	—	A	—	

TABLE 21.22-1 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-V (6)	MU-MM (4)	MU-CV/15th St. (5) (6)	Specific Use Regulations
Transportation, Communications, and Infrastructure Uses				
Parking Facility	A	A	A (2)	
Marinas	Chapter 21.30C			
Marina Support Facilities	A	A	A	
Utilities, Minor	A	A	A	
Utilities, Major	A	A	A	
Wireless Telecommunication Facilities	A	A	A	Section 21.30.100
Vehicle Rental, Sale, and Service Uses				
Vehicle/Equipment Rentals				
Office Only	A	A	A	
Limited (no outdoor storage)	—	A	—	
Vehicle/Equipment Repair				
Limited	—	A	—	
Vehicle Sales	—	A	—	
Vehicle Sales, Office Only	A	A	—	
Vehicle/Equipment Services				
Automobile Washing	—	A	—	
Service Stations	—	A	—	
Other Uses				
Accessory Structures and Uses	A	A	A	
Outdoor Storage and Display	A	A	A	
Personal Property Sales	A	A	A	
Special Events	Section 21.48.095			
Temporary Uses	Section 21.48.095			
<p>* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).</p> <p>(1) Allowed only as part of a mixed-use development.</p> <p>(2) Not allowed to front onto Coast Highway. Coast Highway frontage shall be limited to nonresidential uses. See Table 21.22-3 (Development Standards for Vertical and Horizontal Mixed-Use Coastal Zoning Districts).</p>				

TABLE 21.22-1 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-V (6)	MU-MM (4)	MU-CV/15th St. (5) (6)	Specific Use Regulations
<p>(3) Not allowed on lots at street intersections unless part of a mixed-use or live-work structure.</p> <p>(4) Properties fronting on Coast Highway shall be developed with nonresidential uses as allowed in Table 21.22-2. Properties to the rear of the commercial frontage may be developed for freestanding nonresidential uses, multi-unit residential dwelling units, or mixed-use structures that integrate multi-unit residential above the ground floor with nonresidential uses on the ground floor. See Table 21.22-3 (Development Standards for Vertical and Horizontal Mixed-Use Coastal Zoning Districts).</p> <p>(5) Mixed-use or commercial structures are required on lots at street intersections and are allowed, but not required, on other lots.</p> <p>(6) Priority shall be given to visitor-serving and recreational uses on the Balboa Peninsula.</p>				

TABLE 21.22-2 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed — Not allowed *		
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-W1 (4)	MU-W2 (5)	Specific Use Regulations
Industry, Manufacturing and Processing, Warehousing Uses			
Handicraft Industry	A	A	
Industry, Marine-Related	A	A	
Research and Development	A	A	
Recreation, Education, and Public Assembly Uses			
Assembly/Meeting Facilities			
Small—5,000 sq. ft. or less (religious assembly may be larger than 5,000 sq. ft.)	A	A	
Commercial Recreation and Entertainment	A	A	
Cultural Institutions	A	A	
Parks and Recreational Facilities	A	A	
Schools, Public and Private	A	A	
Residential Uses			
Single-Unit Dwellings			
Located on 1st floor	—	—	
Located above 1st floor	A (1)	A (2)	
Multi-Unit Dwellings			
Located on 1st floor	—	—	
Located above 1st floor	A (1)	A (2)	
Two-Unit Dwellings			
Located on 1st floor	—	—	
Located above 1st floor	A (1)	A (2)	
Home Occupations	A	A (2)	
Care Uses			
Adult Day Care			
Small (6 or fewer)	A	A	
Child Day Care			
Small (8 or fewer)	A	A	

TABLE 21.22-2 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed — Not allowed *		
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-W1 (4)	MU-W2 (5)	Specific Use Regulations
Day Care, General	—	A	
Retail Trade Uses			
Alcohol Sales (off-sale)	A	A	
Alcohol Sales (off-sale), Accessory Only	A	A	
Marine Rentals and Sales			
Boat Rentals and Sales	A	A	
Marine Retail Sales	A	A	
Retail Sales	A	A	
Visitor-Serving Retail	A	A	
Service Uses—Business, Financial, Medical, and Professional			
ATMs	A	A	
Emergency Health Facilities/Urgent Care	—	A	
Financial Institutions and Related Services (above 1st floor only)	A	A	
Offices—Business	A	A	
Offices—Medical and Dental (above 1st floor only)	—	A	
Offices—Profession	A	A	
Service Uses—General			
Animal Retail Sales	A	A	
Artists' Studios	A	A	
Eating and Drinking Establishments			
Accessory Food Service (open to public)	A	A	
Fast Food	A	A	
Food Service	A	A	
Take-Out Service—Limited	A	A	
Health/Fitness Facilities			
Small—2,000 sq. ft. or less	A	A	
Maintenance and Repair Services	A	A	
Marine Services			

TABLE 21.22-2 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed — Not allowed *		
	MU-W1 (4)	MU-W2 (5)	Specific Use Regulations
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.			
Boat Storage	A	A	
Boat Yards	A	A	
Entertainment and Excursion Services	A	A	
Marine Service Stations	A	A	
Water Transportation Services	A	A	
Personal Services			
Massage Establishments	A	A	
Massage Services, Accessory	A	A	
Nail Salons	A	A	
Personal Services, General	A	A	
Personal Services, Restricted	A	A	
Smoking Lounges	—	—	
Visitor Accommodations			
Hotels, Motels, Bed and Breakfast Inns, and Time Shares	A	A	
Transportation, Communications, and Infrastructure			
Parking Facilities	A	A	
Communication Facilities	A	A	
Heliports and Helistops (7)	A	A	
Marinas	Chapter 21.30C		
Marina Support Facilities	A	A	
Utilities, Minor	A	A	
Utilities, Major	A	A	
Wireless Telecommunication Facilities	Chapter 15.70		
Other Uses			
Accessory Structures and Uses	A	A	
Outdoor Storage and Display	A	A	
Personal Property Sales	A	A	
Special Events	Section 21.48.095		

TABLE 21.22-2 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed — Not allowed *		
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-W1 (4)	MU-W2 (5)	Specific Use Regulations
Temporary Uses	Section 21.48.095		
* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation). (1) May only be located on lots with a minimum of two hundred (200) lineal feet of frontage on Coast Highway. (2) May only be located above a commercial use and not a parking use. (3) A minimum of fifty (50) percent of the square footage of a mixed-use development shall be used for nonresidential uses. (4) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with any and all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics. (5) Visitor-serving and recreational uses shall be given priority on Balboa Island and the Balboa Peninsula.			

21.22.030 – Mixed-Use Coastal Zoning Districts General Development Standards

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 21.22-1, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).

**TABLE 21.22-3
DEVELOPMENT STANDARDS FOR VERTICAL AND HORIZONTAL MIXED-USE ZONING DISTRICTS**

Development Feature	MU-V	MU-MM	MU-CV/15th St.	Additional Regulations
Lot Dimensions (1)(2)	Minimum dimensions required for each newly created lot.			
Lot Area (2)	2,500 sq. ft.	10,000 sq. ft.	5,000 sq. ft.	
Lot Width (2)	25 ft.	50 ft.	40 ft.	
Density Range	Minimum/maximum allowable density range for residential uses (6)			
Lot area required per unit (sq. ft.) (3)	Minimum: 1,631 Maximum: 2,167 (5)	Minimum: 1,631 Maximum: 2,167 For property beginning 100 ft. north of Coast Hwy.	Minimum: 1,631 Maximum: 2,167 (5)	
Floor Area Ratio (FAR) (4)				
Mixed-use development	Min. 0.35 Max.	Min. 0.25 Max.	Min. 0.25	

Development Feature	MU-V	MU-MM	MU-CV/15th St.	Additional Regulations
Nonresidential only	0.50 for nonresidential Max. 1.0 for residential.	0.50 for nonresidential Max. 1.0 for residential.	Max. 0.50 for nonresidential Max. 1.0 for residential.	
Residential only	0.75	0.50	0.50	
	N/A	N/A	1.5	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.			
Front	0	0	0	
Side	0	0	0	
Side adjoining a residential district	5 ft.	5 ft.	5 ft.	
Rear	0	0	0	
Rear adjoining residential district	5 ft.	5 ft.	5 ft.	
Rear adjoining an alley	10 ft.	5 ft.	10 ft.	
Bulkhead setback	10 ft.	N/A		
Open Space				
Common open space	Minimum 75 square feet/dwelling unit. (The minimum dimension (length and width) shall be 15 feet.)			
Private open space	5% of the gross floor area for each unit. (The minimum dimension (length and width) shall be 6 feet.)			
Separation Distance	Minimum distance between detached residential structures on same lot.			
	10 ft.	10 ft.	10 ft.	
Height	Maximum allowable height of structures without discretionary approval. See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.			
MU-V, MU-MM, and MU-CV/15th St.	26 ft. with flat roof, less than 3/12 roof pitch 31 ft. with sloped roof, 3/12 roof pitch or greater			
MU-DW	32 ft. with flat roof, less than 3/12 roof pitch 37 ft. with sloped roof, 3/12 roof pitch or greater			
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).			
Landscaping	See Chapter 21.36 (Landscaping Standards).			
Lighting	See Section 21.30.070 (Outdoor Lighting).			
Parking	See Chapter 21.40 (Off-Street Parking).			
Signs	See Chapter 21.42 (Sign Standards).			
Notes:				
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.025 (Coastal Zone Subdivisions).				
(2) The standards for minimum lot area and lot width are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for the creation of ownership or leasehold (e.g., condominium) purposes.				
(3) For the purpose of determining the allowable number of units, portions of legal lots that are submerged lands or				

Development Feature	MU-V	MU-MM	MU-CV/15th St.	Additional Regulations
tidelands are included in land area of the lot.				
(4) Portions of legal lots that are submerged lands or tidelands shall be included in the land area of the lot for the purpose of calculating the allowable floor area of structures.				
(5) The minimum density may be modified or waived through the approval of a coastal development permit. The review authority may only waive or modify the minimum density upon making the finding that the subject property contains unique site constraints that prevent the project from complying with this standard.				
(6) Density bonuses may be granted for the development of housing that is affordable to lower-, low-, and moderate-income households and senior citizens in compliance with Government Code Sections 65915 through 65917.				

**TABLE 21.22-4
DEVELOPMENT STANDARDS FOR WATERFRONT MIXED-USE ZONING DISTRICTS**

Development Feature	MU-W1 (3)	MU-W2	Additional Requirements
Lot Dimensions (1)(2)	Minimum dimensions required for each newly created lot.		
Lot Area			
Mixed-use structures	20,000 sq. ft.	2,500 sq. ft.	
Non-mixed-use structures	10,000 sq. ft.	2,500 sq. ft.	
Lot Width			
Mixed-use structures	200 ft.	25 ft.	
Non-mixed-use structures	50 ft.	25 ft.	
Density (4) (7)	Minimum/maximum allowable density range for residential uses.		
Lot area required per unit	Minimum: 7,260 sq. ft. per unit	Minimum: 1,631 Maximum: 2,167 (6)	
Floor Area Ratio (FAR) (5)			
Mixed-use development	Min. 0.35 and Max. 0.5 for nonresidential uses. Max. 0.5 for residential uses. (3)	Min. 0.35 and Max. 0.5 for nonresidential. Max. 0.75 for residential uses. Lido Marina Village Min. 0.35 Max. 0.7 for nonresidential and 0.8 residential.	
Nonresidential only	Max. 1.0 for mixed-use projects 0.5 commercial only (3)	0.5 commercial only	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.		
Front	0	0	
Side	0	0	
Side adjoining a residential district	5 ft.	5 ft.	

Development Feature	MU-W1 (3)	MU-W2	Additional Requirements
Rear	0	0	
Rear residential portion of mixed use	N/A	5 ft.	
Rear nonresidential adjoining a residential district	N/A	5 ft.	
Rear adjoining an alley	N/A	10 ft.	
Bulkhead setback	10 ft.	10 ft.	
Open Space			
Common open space	Minimum 75 square feet/dwelling unit. (The minimum dimension (length and width) shall be 15 feet.)		
Private open space	5% of the gross floor area for each dwelling unit. (The minimum dimension (length and width) shall be 6 feet.)		
Separation Distance	Minimum distance between detached structures on same lot.		
	10 ft.	10 ft.	
Height	Maximum allowable height of structures without discretionary approval. See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.		
	26 ft. with flat roof, less than 3/12 roof pitch		
	31 ft. with sloped roof, 3/12 roof pitch or greater		
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).		
Landscaping	See Chapter 21.36 (Landscaping Standards).		
Lighting	See Section 21.30.070 (Outdoor Lighting).		
Parking	See Chapter 21.40 (Off-Street Parking).		
Signs	See Chapter 21.42 (Sign Standards).		
<p>Notes:</p> <ol style="list-style-type: none"> (1) All development and the subdivision of land shall comply with the requirements of Section 21.30.025 (Coastal Zone Subdivisions). (2) The standards for minimum lot area and lot width are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for the creation of ownership or leasehold (e.g., condominium) purposes. (3) A minimum of fifty (50) percent of the square footage in a mixed-use development shall be used for nonresidential uses. (4) For the purpose of determining the allowable number of units, portions of legal lots that are submerged lands or tidelands shall be included in land area of the site. (5) Portions of legal lots that are submerged lands or tidelands shall be included in the net area of the lot for the purpose of calculating the allowable floor area of structures. (6) The minimum density may be modified or waived through the approval of a coastal development permit. The review authority may only waive or modify the minimum density upon making the finding that the subject property contains unique site constraints that prevent the project from complying with this standard. (7) Density bonuses may be granted for the development of housing that is affordable to lower-, low-, and moderate-income households and senior citizens in compliance with Government Code Sections 65915 through 65917. 			

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