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## Chapter 20.22 – Mixed-Use Zoning Districts [MU-V, MU-H1-MM, MU-H1-DW, MU-H3, MU-H4, MU-W1, MU-W2]

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20.22.010 – Purposes of Mixed-Use Zoning Districts

20.22.020 – Mixed-Use Zoning Districts Land Uses and Permit Requirements

20.22.030 – Mixed-Use Zoning Districts General Development Standards

### 20.22.010 – Purposes of Mixed-Use Zoning Districts

The purposes of the individual mixed-use zoning districts and the manner in which they are applied are as follows:

- A. MU-V (Mixed-Use Vertical) Zoning District.** This zoning district is intended to provide for areas appropriate for the development of mixed-use structures that vertically integrate residential dwelling units with retail uses including office, restaurant, retail, and similar nonresidential uses.
- B. MU-H1-MM (Mixed-Use Horizontal, Mariners' Mile) Zoning District.** This zoning district applies to properties located on the inland side of Coast Highway in the Mariners' Mile Corridor (See Part 8, Figure A-4) the Coast Highway frontages. Properties fronting on Coast Highway may be developed for marine-related and highway-oriented general commercial uses. Properties to the rear of the commercial frontage may be developed for free-standing neighborhood-serving retail, multi-unit residential dwelling units, or mixed-use structures that integrate residential with retail uses on the ground floor.
- C. MU-H1-DW (Mixed-Use Horizontal, Dover/Westcliff) Zoning District).** This zoning district applies to properties located in the Dover Drive/Westcliff Drive area. Properties may be developed for professional offices or mixed-use structures that integrate residential with retail or office uses on the ground floor.
- D. MU-H4 (Mixed-Use Horizontal) Zoning District.** This 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; general or neighborhood commercial uses; and/or mixed-use structures, where the ground floor is restricted to nonresidential uses (i.e., retail sales and restaurants) along the street frontage and the rear and upper floors may be used for residential uses and overnight accommodations. Mixed-use or commercial structures are required on lots at street intersections and are permissible, but not required, on other lots.
- E. MU-W1-MM (Mixed-Use Water, Mariners' Mile) Zoning District.** This zoning district applies to waterfront properties along the Mariners' Mile Corridor (See Part 8, Figure A-4) in which marine-related uses and residential dwelling units may be intermixed. A minimum of 50 percent of the allowed square footage for nonresidential uses shall be used for marine-related or visitor serving land uses. A Site Development Review, in compliance with Section 20.66.070, shall be approved prior to any development to

ensure that the uses are fully integrated and that potential impacts from their differing activities are fully mitigated.

- F. **MU-W2 (Mixed-Use Water) Zoning District.** This 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.

**20.22.020 – Mixed-Use Zoning Districts Land Uses and Permit Requirements**

- A. **Allowed land uses.** Tables 2-8, 2-9, and 2-10 indicate the uses allowed within each zoning district and the permit required to establish each use, in compliance with Part 5 (Land Use and Development Permit Procedures).
- B. **Prohibited land uses.** Any table cell with “—” means that the listed land use is prohibited in that specific zoning district.
- C. **Applicable Regulations.** Where the last column in the tables (“Specific Use Regulations”) includes a Section number, the regulations in the referenced section apply to the use. Provisions in other Sections of this Zoning Code may also apply.
- D. **Uses to be conducted within an enclosed structure.** All uses allowed within the mixed use zoning districts shall be conducted within an enclosed structure, unless allowed otherwise by a Conditional Use Permit or Minor Use Permit.

TABLE 2-8 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements					
	P	Permitted By-Right				
	CUP	Conditional Use Permit (20.66.090)				
	MUP	Minor Use Permit (20.66.090)				
	LTP	Limited Term Permit (20.66.080)				
	---	Not allowed *				
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	MU-V	MU-H1 MM	MU-H1 DW	MU-H4	Specific Use Regulations	
<b>Industry, Manufacturing &amp; Processing, Warehousing Uses</b>						
Handicraft Industry	P	P	P	P		
Industry, Marine-Related	---	CUP	---	P		
Research and Development	---	P	CUP	P		
<b>Recreation, Education, and Public Assembly Uses</b>						
Assembly/Meeting Facilities - Located only above 1 <sup>ST</sup> floor	CUP	CUP	CUP	CUP		
Commercial Recreation and Entertainment	CUP	CUP	CUP	CUP		
Cultural Institutions	P	P	P	P		
Schools, Public and Private	CUP	CUP	CUP	CUP		
<b>Residential Uses</b>						

TABLE 2-8 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements					
	P	Permitted By-Right				
	CUP	Conditional Use Permit (20.66.090)				
	MUP	Minor Use Permit (20.66.090)				
	LTP	Limited Term Permit (20.66.080)				
	---	Not allowed *				
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	<b>MU-V</b>	<b>MU-H1 MM</b>	<b>MU-H1 DW</b>	<b>MU-H4</b>	<b>Specific Use Regulations</b>	
<b>Single-Unit Dwellings</b>						
Located on 1 <sup>st</sup> floor	---	---	---	P (3)	20.60.130	
Located above 1 <sup>st</sup> floor	P (1)	---	---	P (3)	20.60.130	
<b>Multi-Unit Dwellings</b>						
Located on 1 <sup>st</sup> floor	---	P (1)(2)	P (1)	P (3)	20.60.130	
Located above 1 <sup>st</sup> floor	P (1)	P (1)(2)	P (1)	P (3)	20.60.130	
<b>Two-Unit Dwellings</b>						
Located on 1 <sup>st</sup> floor	---	---	---	P (3)	20.60.130	
Located above 1 <sup>st</sup> floor	P (1)	---	---	P (3)	20.60.130	
Home Occupations	P	P (1)	P	P	20.60.110	
Live-work Units	P	P (1)(2)	P	P (3)		

TABLE 2-9 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements					
	P	Permitted By-Right				
	CUP	Conditional Use Permit required (20.66.090)				
	MUP	Minor Use Permit required (20.66.090)				
	LTP	Limited Term Permit required (20.66.080)				
	---	Not allowed *				
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	<b>MU-V</b>	<b>MU-H1 MM</b>	<b>MU-H1 DW</b>	<b>MU-H4</b>	<b>Specific Use Regulations</b>	
<b>Care Uses</b>						
<b>Adult Day Care</b>						
Small (6 or fewer)	P	P	P	P		
<b>Child Day Care</b>						
Small (8 or fewer)	P	P	P	P	20.60.070	
Day Care, General (15 or more)	---	MUP	---	MUP		
<b>Retail Trade Uses</b>						
Alcohol Sales (off-sale)	MUP	MUP	---	MUP	20.60.030	
Alcohol Sales (off-sale) Accessory Only	P	P	P	P		
<b>Marine Rentals and Sales</b>						
Boat Rentals and Sales	CUP	P	P	CUP		
Marine Retail Sales	P	P	P	P		
Retail Sales	P	P	P	P		
<b>Service Uses – Business, Financial, Medical, and Professional</b>						
Emergency Health Care	MUP	MUP	MUP	MUP		
Financial Institutions and Related Services	P	P	P	P		

<b>TABLE 2-9 ALLOWED USES AND PERMIT REQUIREMENTS</b>	<b>Mixed-Use Zoning Districts</b> Permit Requirements				
	P	P	P	P	
	CUP	CUP	CUP	CUP	
	MUP	MUP	MUP	MUP	
	LTP	LTP	LTP	LTP	
	---	---	---	---	
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	<b>MU-V</b>	<b>MU-H1 MM</b>	<b>MU-H1 DW</b>	<b>MU-H4</b>	<b>Specific Use Regulations</b>
Offices - Business	P	P	P	P	
Offices - Medical and Dental	P	P	P	P	
Offices - Professional (above 1 <sup>st</sup> floor only)	P	P	P	P	
<b>Service Uses - General</b>					
<b>Animal Sales and Services</b>					
Animal Grooming	P	P	P	P	20.30.050
Animal Retail Sales	P	P	---	P	20.30.050
Veterinary Services	---	CUP	CUP	---	20.30.050
Artists' Studios	P	P	P	P	
<b>Eating and Drinking Establishments</b>					
Accessory (open to public)	P	P	P	P	20.60.090
Bars, Lounges, and Nightclubs	CUP	CUP	---	CUP	20.60.090
Fast Food (no late hours) (4)(5)	P/MUP	P/MUP	---	P/MUP	20.60.090
Fast Food (with late hours) (4)	MUP	MUP	---	MUP	20.60.090
Food Service (no alcohol, no late hours) (4)(5)	P/MUP	P/MUP	---	P/MUP	20.60.090
Food Service (no late hours) (4)	MUP	MUP	---	MUP	20.60.090
Food Service (with late hours) (4)	CUP	CUP	---	CUP	20.60.090
Take-Out Service, Limited (5)	P/MUP	P/MUP	---	P/MUP	20.60.090
Take-Out Service Only (5)	P/MUP	P/MUP	---	P/MUP	20.60.090
Outdoor Dining - Accessory	MUP	MUP		MUP	20.60.090
<b>Health/Fitness Facilities</b>					
Small – 2,000 sq. ft. or less	P	P	MUP	P	
Large – Over 2,000 sq. ft	CUP	CUP	---	CUP	
Laboratories	---	---	P	---	
Maintenance and Repair Services	P	P	---	P	
<b>Marine Services</b>					
Entertainment and Excursion Services	P	P	---	P	MC Title 17
Marine Service Stations	CUP	---	---	---	
<b>Personal Services</b>					
Massage Establishments	MUP	MUP	MUP	MUP	MC 5.50 20.60.120
Massage Services, Accessory	MUP	MUP	MUP	MUP	20.60.120
Nail Salons	P	P	P	P	
Personal Services, General	P	P	P	P	
Studio	MUP	MUP	MUP	MUP	
Postal Services	P	P	P	P	
Printing and Duplicating Services	P	P	P	P	
<b>Visitor Accommodations</b>					
Hotels, Motels, and Time Shares	CUP	CUP	---	CUP	

TABLE 2-9 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts				
	Permit Requirements				
	P	Permitted By-Right			
CUP	Conditional Use Permit required (20.66.090)				
MUP	Minor Use Permit required (20.66.090)				
LTP	Limited Term Permit required (20.66.080)				
---	Not allowed *				
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	<b>MU-V</b>	<b>MU-H1 MM</b>	<b>MU-H1 DW</b>	<b>MU-H4</b>	<b>Specific Use Regulations</b>
<b>Transportation, Communications, and Infrastructure Uses</b>					
Parking Facility	MUP	MUP	MUP	MUP (2)	
Marinas	CUP	---	---	---	MC Title 17
Utilities	P	P	P	P	
Wireless Telecommunication Facilities	Municipal Code Chapter 15.70				
<b>Vehicle Rental, Sale, and Service Uses</b>					
Vehicle/Equipment Rentals					
Office Only	P	P	P	P	
Limited (no outdoor storage)	---	MUP	---	---	
Vehicle/Equipment Repair					
Limited	---	MUP	---	---	
Vehicle Sales	---	CUP	---	---	
Vehicle Sales, Office Only	P	P	P	---	
Vehicle/Equipment Services					
Automobile Washing	---	CUP	---	---	
Service Stations	---	CUP	---	---	20.62
<b>Other Uses</b>					
Accessory Structures and Uses	MUP	MUP	MUP	MUP	
Outdoor storage and display	MUP	MUP	MUP	MUP	
Personal Property Sales	P	P	P	P	20.60.160
Special Events	Municipal Code Chapter 11.03				
Temporary Uses	LTP	LTP	LTP	LTP	20.66.080

\* **Uses not listed.** Land uses that are not listed in the table above, or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 20.12.020 (Rules of Interpretation).

- (1) Allowed only as part of a mixed-use development. Refer to Section 20.60.130 (Mixed Use Projects) for additional development standards.
- (2) Not allowed to front onto Coast Highway. Coast Highway frontage shall be limited to nonresidential uses.
- (3) Not allowed on corner parcel unless part of a mixed-use or live-work structure.
- (4) Late hours. Facilities with late hours shall mean facilities that offer service and are open to the public after 10:00 p.m. Sunday through Thursday and/or after 11:00 p.m. Friday and Saturday.
- (5) Minor Use Permit required.

- a. A Minor Use Permit shall be required for any use that abuts a residential zoning district or is located within 500 feet, property line to property line, of any residential zoning district.
- b. A Minor Use Permit shall be required for any use that maintains late hours.

<b>TABLE 2-10 ALLOWED USES AND PERMIT REQUIREMENTS</b>	<b>Mixed-Use Zoning Districts Permit Requirements</b>			
	P	Permitted By-Right		
	CUP	Conditional Use Permit (20.66.090)		
	MUP	Minor Use Permit (20.66.090)		
	LTP	Limited Term Permit (20.66.080)		
	---	Not allowed *		
Land Use <small>See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.</small>	<b>MU-W1 MM (5)</b>	<b>MU-W2</b>	<b>Specific Use Regulations</b>	
<b>Industry, Manufacturing &amp; Processing, Warehousing Uses</b>				
Handicraft Industry	P	P		
Industry, Marine-Related	P	P		
<b>Recreation, Education, and Public Assembly Uses</b>				
Assembly/Meeting Facilities				
Small - 5,000 sq ft or less	CUP	CUP		
Commercial Recreation and Entertainment	CUP	CUP		
Cultural Institutions	P	P		
Parks and Recreational Facilities	CUP	CUP		
Schools, Public and Private	CUP	CUP		
<b>Residential Uses</b>				
Single-Unit Dwellings				
Located on 1 <sup>st</sup> floor	P (1)	---	20.60.130	
Located above 1 <sup>st</sup> floor	P (1)	P (2)	20.60.130	
Multi-Unit Dwellings				
Located on 1 <sup>st</sup> floor	P (1)	---	20.60.130	
Located above 1 <sup>st</sup> floor	P (1)	P (2)	20.60.130	
Two-Unit Dwellings				
Located on 1 <sup>st</sup> floor	P (1)	---		
Located above 1 <sup>st</sup> floor	P (1)	P (2)		
Home Occupations	P	P (2)	20.60.110	
<b>Care Uses</b>				
Adult Day Care				
Small (6 or fewer)	P	P		
Child Day Care				
Small (8 or fewer)	P	P	20.30.070	
Day Care, General (15 or more)	---	MUP		
<b>Retail Trade Uses</b>				
Alcohol Sales (off-sale)	MUP	MUP	20.60.030	
Alcohol Sales (off-sale), Accessory Only	P	P		
Marine Rentals and Sales				
Boat Rentals and Sales	P	P		
Marine Retail Sales	P	P		
Retail Sales	P	P		
Visitor Serving Retail	P	P		
<b>Service Uses – Business, Financial, Medical, and Professional</b>				

<b>TABLE 2-10 ALLOWED USES AND PERMIT REQUIREMENTS</b>	<b>Mixed-Use Zoning Districts Permit Requirements</b>		
	P	Permitted By-Right Conditional Use Permit (20.66.090) Minor Use Permit (20.66.090) Limited Term Permit (20.66.080) Not allowed *	
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	<b>MU-W1 MM (5)</b>	<b>MU-W2</b>	<b>Specific Use Regulations</b>
ATM's	P	P	
Emergency Health Facilities	---	P	
Financial Institutions and Related Services (above 1 <sup>st</sup> floor only)	P	P	
Offices - Business (above 1 <sup>st</sup> floor only)	P	P	
Offices - Medical and Dental (above 1 <sup>st</sup> floor only)	---	P	
Offices - Profession (above 1 <sup>st</sup> floor only)	P	P	
<b>Service Uses - General</b>			
Animal Retail Sales	MUP	MUP	20.60.050
Artists' Studios	P	P	
<b>Eating and Drinking Establishments</b>			
Accessory (open to public)	P	P	20.60.090
Bars, Lounges, and Nightclubs	CUP	CUP	20.60.090
Fast Food (no late hours) (3)(4)	P	P	20.60.090
Fast Food (with late hours) (3)	MUP	MUP	20.60.090
Food Service (no alcohol, no late hours) (3)(4)	P/MUP	P/MUP	20.60.090
Food Service (no late hours) (3)	MUP	MUP	20.60.090
Food Service (with late hours) (3)	CUP	CUP	20.60.090
Take-Out Service - Limited (4)	P/MUP	P/MUP	20.60.090
Take-Out Service Only (4)	P/MUP	P/MUP	20.60.090
Outdoor Dining - Accessory	P	P	20.60.090
<b>Health/Fitness Facilities</b>			
Small – 2,000 sq. ft. or less	P	P	
Maintenance and Repair Services	P	P	
<b>Marine Services</b>			
Boat Storage	CUP	CUP	
Boat Yards	CUP	CUP	
Entertainment and Excursion Services	P	P	
Marine Service Stations	CUP	CUP	
Water Transportation Services	P	P	
<b>Personal Services</b>			
Massage Establishments	MUP	MUP	MC 5.50 20.60.120
Massage Services, Accessory	MUP	MUP	20.60.120
Nail Salons	P	P	
Personal Services, General	P	P	
<b>Visitor Accommodations</b>			
Hotels, Motels, and Time Shares	CUP	CUP	
<b>Transportation, Communications, and Infrastructure</b>			
Parking Facilities	MUP	MUP	

TABLE 2-10 ALLOWED USES AND PERMIT REQUIREMENTS	Mixed-Use Zoning Districts Permit Requirements			
	P	MU-W1 MM (5)	MU-W2	Specific Use Regulations
Land Use See Part 7 for land use definitions. See Chapter 20.12 for unlisted uses.	P Permitted By-Right CUP Conditional Use Permit (20.66.090) MUP Minor Use Permit (20.66.090) LTP Limited Term Permit (20.66.080) --- Not allowed *			
Communication Facilities	P	P		
Heliports and Helistops	CUP	CUP		
Marinas	CUP	CUP	MC Title 17	
Utilities	P	P		
Wireless Telecommunication Facilities	Municipal Code Chapter 15.70			
<b>Other Uses</b>				
Accessory Structures and Uses	MUP	MUP		
Outdoor storage and Display	MUP	MUP		
Personal Property Sales	P	P	20.60.160	
Special Events	Municipal Code Chapter 11.03			
Temporary Uses	LTP	LTP	20.66.080	

- \* **Uses not listed.** Land uses that are not listed in the table above, or are not shown in a particular zoning district are not allowed, except as otherwise provided by Section 20.12.020 (Rules of Interpretation).
- (1) May only be located on lots with a minimum of 200 lineal feet of frontage on Coast Highway. Refer to Section 20.60.130 (Mixed Use Projects) for additional development standards.
  - (2) May only be located above a commercial use and not a parking use. Refer to Section 20.60.130 (Mixed Use Projects) for additional development standards.
  - (3) Late hours. Facilities with late hours shall mean facilities that offer service and are open to the public past 10:00 p.m. Sunday through Thursday and past 11:00 p.m. Friday and Saturday.
  - (4) Minor Use Permit required.
    - a. A Minor Use Permit shall be required for any use that abuts a residential zoning district or is located within 500 feet, property line to property line, of any residential zoning district.
    - b. A Minor Use Permit shall be required for any use that maintains late hours.
  - (5) Approval of a Minor Site Development Review, in compliance with Section 20.60.070, shall be required prior to any development to ensure that the uses are fully integrated and that potential impacts from their differing activities are fully mitigated.

**20.22.030 – Mixed-Use 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 2-11, in addition to the development standards in Part 3 (Site Planning and Development Standards).

**TABLE 2-11  
DEVELOPMENT STANDARDS FOR VERTICAL AND HORIZONTAL  
MIXED-USE ZONING DISTRICTS**

<b>Development Feature</b>	<b>MU-V</b>	<b>MU-H1-MM</b>	<b>MU-H1-DW</b>	<b>MU-H4</b>	<b>Additional Regulations</b>
<b>Lot Dimensions (1)</b>	<i>Minimum dimensions required for each NEWLY CREATED lot.</i>				
<b>Lot Area (1)</b>	2,500 sq. ft.	10,000 sq. ft.	40,000 sq. ft.	5,000 sq. ft.	
<b>Lot Width (1)</b>	25 ft.	50 ft.	100 ft.	40 ft.	
<b>Density Range</b>	<i>Minimum/Maximum Allowable Density Range for residential uses.</i>				
Lot area required per unit (sq. ft.)	Minimum: 1,631 Maximum: 2,167	Minimum: 1,631 Maximum: 2,167 For property beginning 100 ft. north of Coast Hwy.	N/A	Minimum: 1,631 Maximum: 2,167	
<b>Floor Area Ratio (FAR)</b>					
Mixed use development	Min. 0.35 Max. 0.50 for nonresidential Max. 1.0 for residential.	Min. 0.25 Max. 0.50 for nonresidential Max. 1.0 for residential.	Min. 0.25 Max. 0.50 for nonresidential Max. 1.0 for residential.	Min. 0.25 Max. 0.50 for nonresidential Max. 1.0 for residential.	
Nonresidential only	0.75.	0.50	0.50	0.50	
Residential only	N/A	N/A	N/A.	1.5	
<b>Setbacks</b>	<i>These are minimum setbacks required for primary structures. See Section 20.30.090 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>				
<b>Front</b>	0	0	0	0	
<b>Side</b>	0	0	0	0	
<b>Side</b> Adjoining a residential district	5 ft.	5 ft.	5 ft.	5 ft.	

**TABLE 2-11  
DEVELOPMENT STANDARDS FOR VERTICAL AND HORIZONTAL  
MIXED-USE ZONING DISTRICTS**

<b>Development Feature</b>	<b>MU-V</b>	<b>MU-H1-MM</b>	<b>MU-H1-DW</b>	<b>MU-H4</b>	<b>Additional Regulations</b>
<b>Rear</b>	0	0	0	0	
<b>Rear</b> Adjoining residential district	5 ft.	5 ft.	5 ft.	5 ft.	
<b>Rear.</b> Adjoining an alley	10 ft.	5 ft.	0	10 ft.	
<b>Bulkhead setback</b>	10 ft.	N/A			
<b>Open Space</b>					
Common open space.	Minimum 75 square feet/dwelling unit. (The minimum dimension shall be 15 feet)				
Private open space.	5% of the gross floor area for each unit. (The minimum dimension shall be 6 feet)				
<b>Separation Distance</b>	<i>Minimum distance between detached residential structures on same lot.</i>				
	10 ft.	10 ft.	10 ft.	10 ft.	
<b>Height</b>	<i>Maximum allowable height of structures without discretionary approval. See Section 20.30.050 (Height Limits and Exceptions) for height measurement requirements. See Section 20.30.050.B (Increase in Height Limit) for possible increase in height limit.</i>				
MU-V, MU-H1-MM, and MU-H4	26 ft. with flat roof, less than 4/12 roof pitch 31 ft. with sloped roof, 4/12 roof pitch or greater				
MU-H1-DW	32 ft. with flat roof, less than 4/12 roof pitch 37 ft. with sloped roof, 4/12 roof pitch or greater				
Fencing	<i>See Section 20.30.030 (Fences, Hedges, and Walls).</i>				
Landscaping	<i>See Chapter 20.48 (Landscaping Standards).</i>				
Lighting	<i>See Section 20.30.060 (Outdoor Lighting).</i>				
Parking	<i>See Chapter 20.52 (Off-Street Parking and Loading Standards).</i>				
Satellite Antennae	<i>See Section 20.60.200 (Satellite Antennae and Amateur Radio Facilities).</i>				
Signs	<i>See Chapter 20.54 (Sign Standards).</i>				

Notes:

- (1) 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.

**TABLE 2-12  
DEVELOPMENT STANDARDS FOR WATERFRONT MIXED-USE ZONING DISTRICTS**

Development Feature	MU-W1 (SP #5)	MU-W2 (SP #6)	Additional Requirements
<b>Lot Dimensions (1)</b>	<i>Minimum dimensions required for each NEWLY CREATED lot.</i>		
<b>Lot Area</b>			
Mixed use structures	20,000 sq. ft.	2,500 sq. ft.	
Non-mixed use structures	10,000 sq. ft.	2,500 sq. ft.	
<b>Lot Width</b>			
Mixed use structures	200 ft.	25 ft	
Non-mixed use structures	50 ft.	25 ft.	
<b>Density</b>	<i>Allowable Density for residential uses.</i>		
Lot area required per unit	7,260 sq. ft per unit	2,167 to 1,631 sq. ft per unit	
<b>Floor Area Ratio (FAR)</b>			
Mixed use development	Min. 0.35 Max. 0.5 for nonresidential, plus the number of residential units allowed above.	Min. 0.35 Max. 0.5 for nonresidential Max. 0.75 for residential.	
Nonresidential only	0.5 Commercial only	<b>Lido Marina Village</b>  Min. 0.35 Ax. 0.7 for nonresidential and 0.8 residential.  0.5 Commercial only	
<b>Setbacks</b>	<i>These are minimum setbacks required for primary structures. See Section 20.30.090 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.</i>		
<b>Front</b>	0	0	

**TABLE 2-12  
DEVELOPMENT STANDARDS FOR WATERFRONT MIXED-USE ZONING DISTRICTS**

<b>Development Feature</b>	<b>MU-W1 (SP #5)</b>	<b>MU-W2 (SP #6)</b>	<b>Additional Requirements</b>
<b>Side</b>	0	0	
<b>Side</b> Adjoining a residential district	5 ft.	5 ft.	
<b>Rear</b>	0	0	
<b>Rear</b> Residential portion of mixed use	N/A.	5 ft.	
<b>Rear</b> Nonresidential adjoining a residential district.	N/A.	5 ft.	
<b>Rear</b> Adjoining an alley	N/A	10 ft.	
<b>Bulkhead setback</b>	10 ft.	10 ft.	
<b>Open Space</b>			
Common open space	Minimum 75 square feet/dwelling unit. (The minimum dimension shall be 15 feet)		
Private open space	5% of the gross floor area for each dwelling unit. (The minimum dimension shall be 6 feet)		
<b>Separation Distance</b>	<i>Minimum distance between detached structures on same lot.</i>		
	10 ft.	10 ft	
<b>Height</b>	<i>Maximum allowable height of structures without discretionary approval. See Section 20.30.050 (Height Limits and Exceptions) for height measurement requirements. See Section 20.30.050.B (Increase in Height Limit) for possible increase in height limit.</i>		
	26 ft. with flat roof, less than 4/12 roof pitch 31 ft. with sloped roof, 4/12 roof pitch or greater		
Fencing	<i>See Section 20.30.030 (Fences, Hedges, and Walls).</i>		
Landscaping	<i>See Chapter 20.48 (Landscaping Standards).</i>		
Lighting	<i>See Section 20.30.060 (Outdoor Lighting).</i>		
Parking	<i>See Chapter 20.52 (Off-Street Parking and Loading Standards).</i>		
Satellite Antennae	<i>See Section 20.60.200 (Satellite Antennae and Amateur Radio Facilities).</i>		
Signs	<i>See Chapter 20.54 (Sign Standards).</i>		

## Notes:

- (1) 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.

