

**CHAPTER 9**

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**MIXED USE-NEIGHBORHOOD (MU-N) DISTRICT**





## Mixed Use-Neighborhood (MU-N) District

### A. Intended Character

The Mixed Use-Neighborhood (MU-N) District is intended to:

- Promote a variety of housing types and range of densities to accommodate diverse housing needs
- Provide residential uses that are proximate to supportive commercial services in a mixed use environment
- Foster pedestrian-oriented activity nodes by providing a mix of uses in compact and walkable areas
- Encourage new housing opportunities, such as live/work units and residential over retail

### B. Definitions

The following definitions apply to this chapter. Refer to CCMC Chapter 9.08 (Definitions) for all other definitions.

**Development Project:** A project in the North City Specific Plan area designed in accordance with a comprehensive development plan. It may be comprised of a single parcel or multiple parcels, in either single ownership or multiple ownerships with joint use agreements. Within an approved development project, individual or out-lots may be created for financing/sale purposes.

**Floor Area Ratio (FAR):** The gross floor area of the building or buildings on a site or lot divided by the area of the site or lot.

**Mixed Use Development:** Development with residential uses integrated with compatible commercial uses, vertically or horizontally, within the same building or structure. A mixed-use project may also constitute separate buildings or structures on the same parcel of land and/or in a development project, so long as there are visual and pedestrian connections among buildings that integrates and unifies the development.

**Rowhouse:** Residential dwellings constructed in a row of more than two attached dwelling units separated by property lines.

**Townhome:** A dwelling constructed in a row of attached dwelling units on a single lot. All dwelling units are on the same lot.



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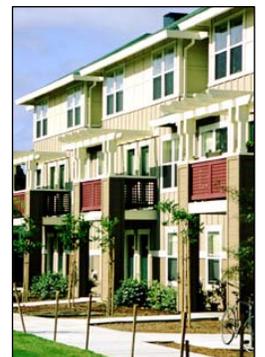


The clustered commercial and adjoining residential areas within the MU-N District shall have a walkable village character and a “Main Street” feel with buildings located at the sidewalk in a compact setting.



Residents in vertical mixed use developments with lofts and live/work space shall add to the “eyes on the street” and contribute to an active and livable environment.





*Single family and multi-family residential projects at a variety of densities are appropriate for the MU-N District. Permitted housing types include detached single family houses (including small lot clustering), townhomes, rowhouses, stacked flats, residential over retail, and live/work lofts.*



## C. Mixed Use Flex Boundary

Nearly 30% the land within the Specific Plan area is zoned either MU-N or Mixed Use-Urban (MU-U). These parcels are mostly under the control of a few property owners and can be aggregated into large development projects. In order to allow for the optimal and most efficient use of land, boundary flexibility is provided between adjacent Mixed Use-zoned properties.

This Specific Plan provides a process for modifying the boundary location between the two Mixed Use Districts. In locations where MU-N and MU-U Districts are adjacent, a property owner(s) or their designee may request a change in designation from one district to the other as part of a development project application, provided the following criteria are met:

1. **Project size:** The minimum size of the total development project shall be 100 acres.
2. **Adjacency:** MU-N and MU-U Districts are immediately adjacent.
3. **Ownership:** The underlying properties are under the same ownership, or have a single master developer with written consent of all affected property owners.
4. **Maximum 'flex' area:** Up to 20% of a development project area (that falls within a Mixed Use District) may "flex" either way (MU-U to MU-N or MU-N to MU-U) up to a maximum of 50 acres.
5. **Approval process:** A Precise Plan of Design (PPD) submittal is required. The approval of the Mixed Use Flex Boundary option shall be a part of the PPD approval process.
6. **Required Documentation:** The requirements of a PPD submittal shall apply.

As the Mixed Use Flex Boundary provision is also applicable in the MU-U district, this section can also be found in Chapter 8 – Mixed Use-Urban (MU-U) District – Section C.

## D. Use Regulations

### 1. Permitted and Conditionally Permitted Uses

Table 9-1 identifies the permitted and conditionally permitted uses in the MU-N District. Other uses similar to those listed in Table 9-1, as interpreted by the City Planner or designee, are also permitted or conditionally permitted in the MU-N District. Certain uses may be subject to special conditions regarding the location, operation or design of the use. Where applicable, references to these provisions are provided in Table 9-1.

### 2. Prohibited Uses

The following uses are explicitly prohibited in the MU-N District:

- (a) Auto service and repair
- (b) Game arcade



- (c) Live animal pet shops
- (d) Mortuary
- (e) Outdoor storage
- (f) Outdoor sales and display (including vehicles)
- (g) Tattoo parlors
- (h) Truck service stations

Other uses not specifically authorized or determined by the City Planner or designee to be detrimental to the public welfare are also prohibited.

**Table 9-1: Permitted and Conditionally Permitted Uses in the Mixed Use-Neighborhood (MU-N) District**

Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Accessory uses (customarily incidental to any permitted uses when located on the same site with the main building and use)	P	
Alcohol sales: (a) For on-site consumption, incidental to primary use (b) For off-site consumption	C C	
Assemblies of people: (a) Entertainment (live performance theaters, cinemas, auditoriums, banquet halls, nightclubs, etc.) (b) Non-Entertainment (places of worship, fraternal, service organizations, conference facilities, etc.)	C C	
Automobile fuel stations (service and repair not permitted)	C	<i>CCMC Chapter 9.96 (Special Provisions Applying To Miscellaneous Problem Uses)</i>
Banks and financial institutions/services	P	
Bars and cocktail lounges	C	
Bed and breakfasts	C	
Business support services and facilities (graphic reproduction, computer-services, etc.)	C	
Catering establishments	C	
Drive-thrus	C	



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Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Dwelling Units: (a) Single family dwelling, including small lot clustering (b) Two-family dwelling (c) Rowhouse (d) Multiple-family dwelling, 3 or more units (Stacked flat, townhome, etc.) (e) Live/work unit (f) Second dwelling unit (g) Guest dwelling (600 square feet or less)	P P P P P C P	
Educational facilities: (a) College, university, professional (b) Elementary and secondary schools (c) Vocational and trade schools (total enrollment 20 persons or less or a total size of 2,000 square feet or less)	C C C	
Farmers' market	C	<i>CCMC Chapter 9.68 (Special Use Permit)</i>
Graphic arts and photo studio	P	
Grocery store	P	
Health and fitness clubs: (a) 4,000 square feet or less (b) More than 4,000 square feet	P C	
Home improvement sales and service (hardware, lumber and building material stores): 10,000 square feet or less	P	
Home occupations	P	<i>CCMC Chapter 9.70 (Home Occupations)</i>
Hotels and resort hotels	C	
Medical services (clinic, medical/dental offices, laboratory, urgent/express care, etc.; not including hospitals)	C	
Offices (administrative, business, executive and professional): (a) 5,000 square feet or less (b) More than 5,000 square feet	P C	
Outdoor dining, incidental to primary use	P	
Personal services (barber, beauty salon, spa, tailor, dry cleaner, self-service laundry, etc.)	P	
Public buildings: (a) when incidental to a public park and/or recreation facility (b) locations other than in (a) above	P C	



Land Use	Permitted (P) or Conditionally Permitted (C)	Specific Regulation
Public parks and recreation facilities	P	
Public utility structures and public service facilities	C	
Recreational vehicle park (RV resort)	C	<i>CCMC Chapter 9.84 (Recreational Vehicle Parks)</i>
Recycling collection facility (500 square feet or less)	C	
Restaurants (sit down and take-out)	P	
Retail sales:		
(a) 10,000 square feet or less (neighborhood-serving)	P	
(b) 10,000 – 60,000 square feet	C	

## E. Mixed Use Development Standards

The following development standards apply to **mixed use development projects** within the MU-N District:

### 1. Requirement for Residential Component

- (a) A minimum of 35% of the gross floor area of a mixed use development project shall be used for residential purposes.

### 2. Development Project FAR and Density

- (a) The maximum gross density of the residential component of a mixed use development is 25 dwelling units/acre.
- (b) The maximum gross FAR for the commercial component of a mixed use development is 1.0.

### 3. Minimum Development Project and Individual Lot Size and Dimensions

- (a) An objective of this Specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new development project site shall be 10 acres, except in the case when a PPD or Planned Unit Development (PUD) permit application is submitted, in which case, site size and dimensions shall be established as a part of the PPD or PUD approval process.
- (b) Within an approved development project, smaller individual or out-lots may be created for financing or sale purposes. The minimum sizes for individual residential lots are established in Section F.2, G.2 and H.2 of this Chapter.



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- (c) Lots 10 acres or less in size that are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.

**4. Maximum Building Height**

- (a) The maximum building height is 45 feet or three (3) stories, whichever is less.

**5. Setbacks**

- (a) For properties adjacent to the MSHCP Conservation Area, a minimum setback of 15 feet is required along the shared property line(s). This requirement fulfills the Land Use Adjacency Guidelines of the MSHCP.
- (b) Except as noted in (a) above, for properties that have frontage on a street designated *Arterial Highway*, *Major Highway*, *Modified Major Highway* or *Modified Secondary Highway*, the following setback requirements apply:
- The minimum street yard setback shall be 15 feet. The setback should incorporate a combination of “soft” features (landscaping, water, etc.) and “hard” features (pavers, steps, etc.).
  - For corner lots, all street-facing sides shall meet the above requirement.
  - A minimum interior yard and rear yard setback of 15 feet shall be provided.
- (c) Except as noted in (a) and (b) above, for properties that front internal streets, the following setback requirements apply:
- No minimum street yard setback is required.
  - No minimum is established for interior yard and rear yard except as noted below:
    - Where the interior or rear property line abuts a parcel in a residential or mixed use district, the minimum rear or interior yard setback shall be 15 feet if there is an alley (distance from building to rear property line or alley easement), and 25 feet where there is no alley.

**6. Parking and Loading**

In addition to the off-street parking and loading requirements and standards based on specific uses as set forth in CCMC Chapter 9.58 (Off-Street Parking), the following shall apply:

- (a) All parking spaces shall be delineated and separated by a painted divider (double stripe). The stripes shall be a 4-inch solid line painted either white or yellow in color, with outside dimensions of 18-inches. The use of graphics or text in or around the striping is prohibited. The striping shall be maintained in a clear and visible manner.
- (b) No parking is permitted in the street side setbacks. Except for required landscape areas (refer to Chapter 12 for landscaping requirements), parking and loading is permitted in the interior side yard and rear yard setbacks.
- (c) Shared parking between adjacent businesses and/or developments is highly encouraged where feasible, per the requirements established in CCMC Chapter 9.58 (Off-Street Parking).



- (d) Driveways, drive aisles and interior streets shall not be used for any purpose that would inhibit vehicle access to parking spaces, vehicular circulation or emergency response.
- (e) Loading facilities shall not be located at the front of buildings or in public areas of the development. Such facilities shall be located at the rear of the site where they can be screened appropriately. When it is not possible to locate loading facilities at the rear of the building, loading docks and doors may be located along the sides of the buildings, but should not dominate the facades and shall be screened from public rights-of-way and public areas of the development. Loading facilities should be offset from driveway openings.

### **7. Standards for Vertical Mixed Use Buildings**

- (a) The minimum living area for residential units in a vertically mixed use project shall be 575 square feet for a studio unit, with 200 square feet for each additional bedroom.
- (b) A maximum of 30% of the residential units may be one-bedroom or smaller.
- (c) Entrances to residential uses shall be separate and distinct from entrances to commercial uses and shall be secured.
- (d) Residential parking shall be secured and separated from public parking.
- (e) Residential units shall have adequate sound insulation for the living comfort of occupants.
- (f) Mixed-use developments shall be designed so that odors emanating from businesses do not affect residential occupants.
- (g) Refuse facilities shall be located and screened to minimize impacts from related odor and noise.
- (h) Commercial loading facilities shall be located to minimize noise impacts to residential uses and maintain unobstructed access to residential areas, including residential parking facilities.
- (i) A minimum of 100 square feet of **common open space** shall be provided per dwelling unit. Common open space may be divided into more than one area, however, each area shall be a minimum of 1,000 square feet and a rectangle inscribed within each shall have no dimension less than 25 feet. Common open space may be provided in the form of roof-top garden/patio areas.
- (j) All vertical mixed use developments shall provide common bicycle storage areas for the residents as follows: two (2) bicycle storage units for every five (5) dwelling units for the first 20 dwelling units, and one (1) bicycle storage unit for every five (5) additional dwelling units.

### **8. Standards for Live/Work Units**

- (a) The minimum square footage of a live/work unit shall be 1,250 square feet.
- (b) All living space within the live/work unit shall be contiguous with, and an integral part of, the working space, with direct access between the two areas.
- (c) At least one of the workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may have employees in addition to residents, as necessary.



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- (d) Access to individual units shall be from common access areas, corridors or hallways.
- (e) Complete kitchen space and sanitary facilities shall be provided for each unit in compliance with all applicable codes.
- (f) Workspace shall not occupy more than 40% of the unit.
- (g) All work activities and workspace shall be limited to the first floor.
- (h) Retail space may be integrated with working space.
- (i) A business license shall be obtained in compliance with the CCMC for business activities conducted within the live/work unit.
- (j) Signage shall be a maximum of three (3) square feet; illumination is prohibited.
- (k) The parking requirements for live/work units are as follows:  
A 2-car garage for the residential portion of each live/work unit is required. In addition, one off-street guest/customer parking space for every unit for the non-residential component is required.

**9. Performance Standards**

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

**10. Additional Standards and Guidelines**

- (a) Refer to Chapter 12 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines.
- (b) Refer to Chapter 13 (Specific Plan Administration) of this Plan for general provisions.

**F. Single Family Residential Development Standards**

The following development standards shall apply to **all single family development projects** in the MU-N District:

**1. Density**

- (a) A gross density range of 5-10 dwelling units/acre is permitted for a single family development project.

**2. Minimum Development Project and Individual Lot Size and Dimensions**

- (a) An objective of this Specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new development project site shall be 10 acres, except when a PPD or Planned Unit Development (PUD) permit



application is submitted, in which case, site size and dimensions shall be established as a part of the PPD or PUD approval process.

- (b) Within an approved development project, smaller individual lots may be created for financing or sale purposes. Except in a development processed as a PUD, minimum sizes for individual single family lots are established as follows:
- An interior lot shall have a minimum width of 45 feet, a minimum depth of 70 feet and a minimum net area of 4,000 square feet.
  - A corner lot shall have a minimum width of 55 feet, a minimum depth of 70 feet and a minimum net area of 4,000 square feet.
- (c) Lots 10 acres or less in size that are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.

### 3. Maximum Building Height

- (a) The maximum building height is 45 feet or three (3) stories, whichever is less.

### 4. Minimum Dwelling Size

- (a) The minimum dwelling size for individual dwellings shall be 1,000 square feet for a dwelling with two (2) or less bedrooms. An additional 200 square feet is required for each additional bedroom.

### 5. Maximum Residential Lot Coverage

- (a) All buildings, together with any accessory structures, shall occupy no more than 50% of the net lot area.

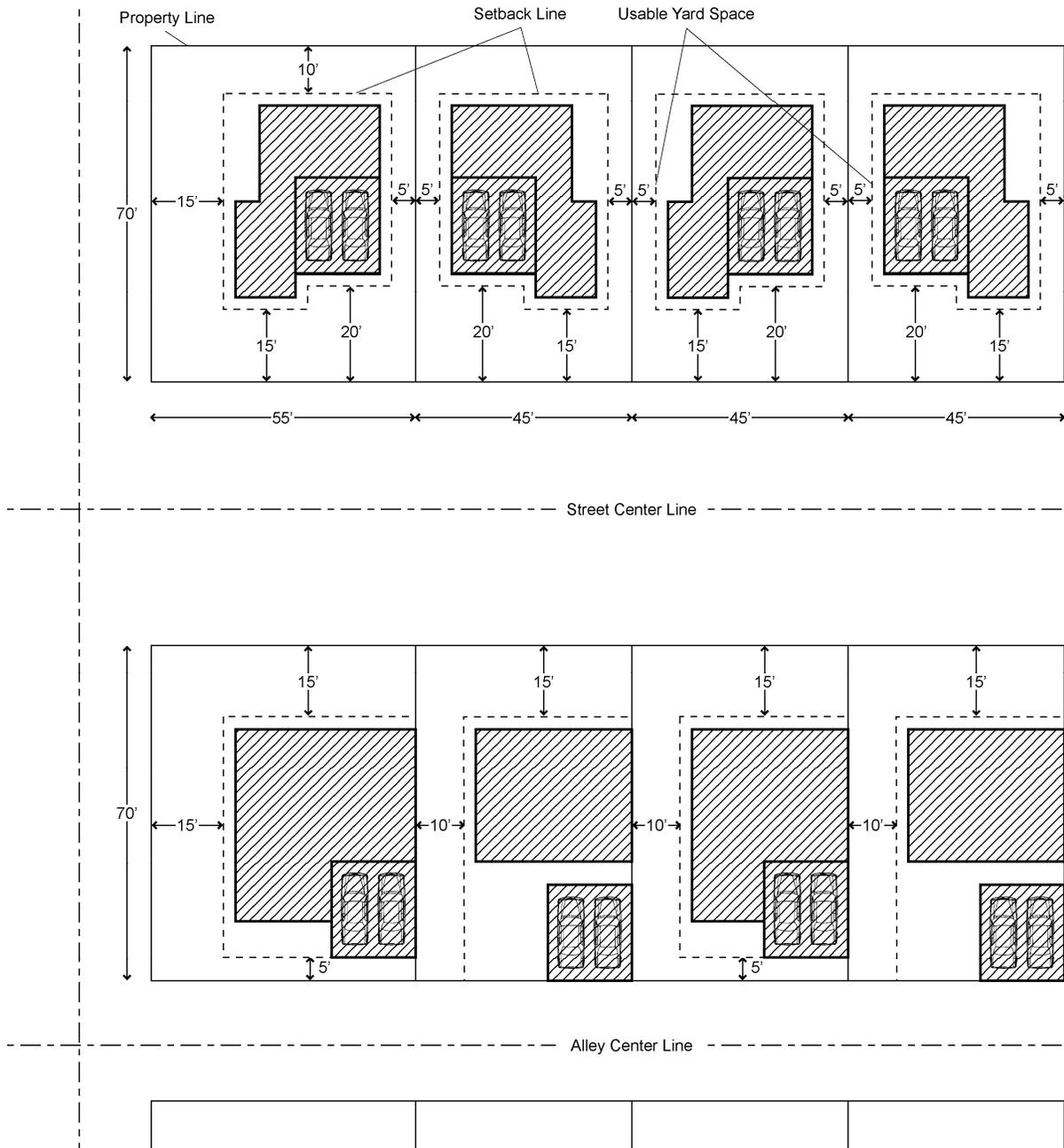
### 6. Setbacks

- (a) For development projects adjacent to the MSHCP Conservation Area, a minimum setback of 15 feet is required along the shared property line(s). This requirement fulfills the Land Use Adjacency Guidelines of the MSHCP.
- (b) The following setback requirements shall apply to **individual single family lots** within a development project, as illustrated in Figure 9-1:
- The minimum street yard setback shall be 15 feet, as measured from the property line, with the exception that garages shall be located to prevent vehicles from projecting into the street/sidewalk right-of-way. For street facing garages, the driveway depth shall be a minimum of 20 feet, as illustrated in Figure 9-1.
  - For corner lots, all street-facing sides shall meet the street yard requirement noted above.
  - The minimum rear yard setback shall be 10 feet, as measured from the property line, with the exception that the setback for a stand-alone garage may be reduced to five (5) feet as measured from the rear property line.



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- If there is an alley, the minimum rear yard setback shall be five (5) feet from the rear property line, with the exception that no setback for a stand-alone garage is required.
- The sum of the interior side yard setbacks shall be 10 feet, as measured from the property lines. A zero setback on one of the interior sides between adjacent dwelling units and the creation of usable yard space on the other side is permitted, as illustrated in Figure 9-1. No shared building walls along property lines are permitted.



**Figure 9-1: Setbacks and Garages for Individual Detached Single Family Dwelling Units**



## 7. Open Space

- (a) A minimum of 100 square feet of **private open space** with at least one dimension of 10 feet shall be provided for each single family dwelling.
- (b) For each individual dwelling, 10% of the lineal length of the total perimeter wall area that is accessible to a side and rear yard shall contain penetrable openings, such as sliding glass doors, which open into private open space.
- (c) A minimum of 500 square feet of **common open space** per dwelling within a single family residential development shall be designated and permanently reserved as common open space within the development for use by its residents.
- (d) Common open space area amenities shall include, but are not limited to, two of the following recreational amenities, or equivalent, as approved by the Planning Commission:
  - Tot lot with multiple play equipment
  - Pool and spa
  - Barbecue facility equipped with grill, picnic benches, etc.
  - Exercise room
  - Court facilities (e.g., tennis, volleyball, basketball, etc.)
  - Clubhouse
  - Common gardening area

Quantity and size of facilities shall be proportionate to the number and type of dwelling units included in the development.

- (e) Areas used for providing site drainage and water retention cannot be used as part of the common open space area requirements described herein.
- (f) All required common open space shall be suitably improved for its intended purposes and all landscaped areas shall be provided with a permanent irrigation system to maintain such areas.
- (g) All recreation areas or facilities required by this section shall be maintained by private homeowners' associations, assessment districts, or other mechanism, subject to City approval.

## 8. Parking and Loading

- (a) The off-street parking requirements and standards for single family residential uses established in CCMC Chapter 9.58 (Off-Street Parking) shall apply.

## 9. Performance Standards

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

## 10. Additional Standards and Guidelines

- (a) Refer to Chapter 12 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines, for single family residential uses.
- (b) Refer to Chapter 13 (Specific Plan Administration) of this Plan for general provisions.



## **G. Rowhouse Development Standards**

The following development standards shall apply to **all rowhouse development projects** in the MU-N District:

### **1. Density**

- (a) The gross maximum residential density range for rowhouse development is 10-25 dwelling units/acre.

### **2. Minimum Development Project and Individual Lot Size and Dimensions**

- (a) An objective of this Specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new development project site shall be 10 acres, except when a PPD or Planned Unit Development (PUD) permit application is submitted, in which case, site size and dimensions shall be established as a part of the PPD or PUD approval process.
- (b) Within an approved development project, smaller individual lots may be created for financing or sale purposes. The minimum sizes for individual rowhouse lots are established as follows:
  - An interior lot shall have a minimum width of 26 feet, a minimum depth of 60 feet and a minimum net area of 2,000 square feet.
  - A corner lot have a minimum width of 32 feet, a minimum depth of 60 feet and a minimum net area of 2,000 square feet.
- (c) Lots, 10 acres or less in size, which are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.

### **3. Maximum Building Height**

- (a) The maximum building height is 45 feet or three (3) stories, whichever is less.

### **4. Minimum Dwelling Size**

- (a) The minimum dwelling size for individual dwellings shall be 1,000 square feet for a dwelling with two (2) or less bedrooms. An additional 200 square feet is required for each additional bedroom.

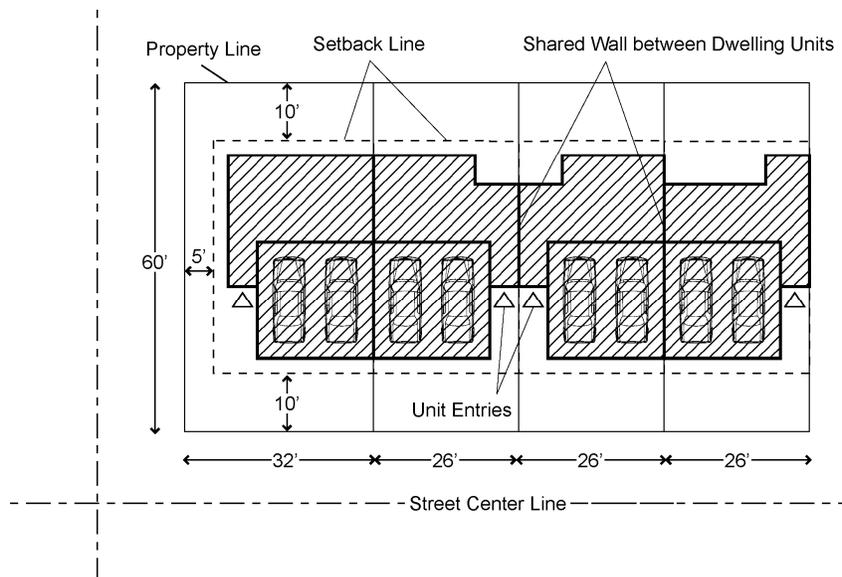
### **5. Maximum Residential Lot Coverage**

- (a) All buildings, together with any accessory structures, shall occupy no more than 60% of the net lot area.



## 6. Setbacks

- (a) For development projects adjacent to the MSHCP Conservation Area, a minimum setback of 15 feet is required along the shared property line(s). This requirement fulfills the Land Use Adjacency Guidelines of the MSHCP.
- (b) The following setback requirements shall apply to **individual rowhouse lots** within a development project, as illustrated in Figure 9-2:
- The minimum street yard setback shall be 10 feet, as measured from the property line. For corner lots, one of the street-facing sides may be 5 feet.
  - The minimum rear yard setback shall be 10 feet as measured from the property line or five (5) feet from the rear property line if there is an alley.
  - The interior side yard setbacks shall be zero feet, i.e., the units shall be attached, as illustrated in Figure 9-2.



**Figure 9-2: Setbacks for Rowhouses**

## 7. Open Space

- (a) A minimum of 100 square feet of **private open space**. A rectangle inscribed within each private open space shall have no dimension less than ten (10) feet.
- (b) A minimum of 500 square feet of **common open space** per dwelling within a rowhouse residential development shall be designated and permanently reserved as common open space within the development for use by its residents.
- (c) Common open space area amenities shall include, but are not limited to, two of the following recreational amenities, or equivalent, as approved by the Planning Commission:
- Tot lot with multiple play equipment
  - Pool and spa
  - Barbecue facility equipped with grill, picnic benches, etc.



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- Exercise room
- Court facilities (e.g., tennis, volleyball, basketball, etc.)
- Clubhouse
- Common gardening area

Quantity and size of facilities shall be proportionate to the number and type of dwelling units included in the development.

- (d) Areas used for providing site drainage and water retention cannot be used as part of the common open space area requirements described herein.
- (e) All required common open space shall be suitably improved for its intended purposes and all landscaped areas shall be provided with a permanent irrigation system to maintain such areas.
- (f) All recreation areas or facilities required by this section shall be maintained by private homeowners' associations, assessment districts or other mechanism, subject to City approval.

**8. Parking and Loading**

- (a) The off-street parking requirements and standards for residential uses set forth in CCMC Chapter 9.58 (Off-Street Parking) shall apply to rowhouses.

**9. Performance Standards**

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

**10. Additional Standards and Guidelines**

- (a) Refer to Chapter 12 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines, for single family residential uses.
- (b) Refer to Chapter 13 (Specific Plan Administration) of this Plan for general provisions.

**H. Multi-Family Residential Development Standards**

The following development standards shall apply to **all stand-alone multi-family development projects** in the MU-N District:

**I. Density**

- (a) The gross residential density range permitted for multi-family development is 10 – 25 units/acre.



## 2. Minimum Development Project and Individual Lot Size and Dimensions

- (a) An objective of this Specific Plan is to encourage comprehensive and integrated development projects. Therefore, the minimum size of a new development project site shall be 10 acres, except in the case when a PPD or Planned Unit Development (PUD) permit application is submitted, in which case, site size and dimensions shall be established as a part of the PPD or PUD approval process.
- (b) Within an approved development project, smaller individual lots may be created for financing or sale purposes. The minimum size for a multi-family lot is 20,000 SF.
- (c) Lots, 10 acres or less in size, that are existing at the time of Specific Plan adoption cannot subdivide except as noted in (b) above. Development on these lots shall follow all other provisions of this chapter.

## 3. Maximum Building Height

- (a) The maximum building height shall be 45 feet or three (3) stories, whichever is less.

## 4. Minimum Dwelling Size

- (a) The minimum living area for individual multi-family dwellings shall be 625 square feet for a studio dwelling, with 200 square feet for each additional bedroom.

## 5. Maximum Residential Lot Coverage

- (a) All buildings, together with any accessory structures, shall occupy not more than 60% of the net lot area for multi-family development.

## 6. Setbacks

- (a) For properties adjacent to the MSHCP Conservation Area, a minimum setback of 15 feet is required along the shared property line(s). This requirement fulfills the Land Use Adjacency Guidelines of the MSHCP.
- (b) Except as noted in (a) above, the following setback requirements shall apply to **multi-family residential lots** within a development project:
  - The minimum street yard setback shall be 20 feet, as measured from the property line. For corner lots, all street-facing sides shall meet this requirement.
  - The minimum rear yard setback shall be 10 feet, as measured from the property line.
  - The minimum interior side yard setback shall be 10 feet, as measured from the property line.

## 7. Distance between Buildings

- (a) Within a multi-family development project containing multiple buildings, the minimum distance between buildings shall be 15 feet.



## 8. Open Space

- (a) Each multi-family dwelling unit shall have a minimum **private open space** of 70 square feet, accessible directly from the living area of the dwelling. A rectangle inscribed within each private open space shall have no dimension less than eight (8) feet.
- (b) Private open space for ground floor dwelling units shall be in the form of a fenced yard, patio or deck. Private open space for above ground-level dwelling units shall have at least one exterior side open above the level of railing or fencing.
- (c) All balconies and patios that front a public street shall have opaque balcony/railing enclosures to screen items being stored on the balcony or patio.
- (d) In addition to the private open space required in (a), above, a minimum of 150 square feet of **common open space** shall be provided per multi-family dwelling unit. Common open space may be divided into more than one area, however, each area shall be a minimum of 1,000 square feet and a rectangle inscribed within each shall have no dimension less than 25 feet. Common open space may be provided in the form of roof-top garden/patio areas.
- (e) Each multi-family development shall include, but not be limited to, two of the following recreational amenities, or equivalent, as approved by the Planning Commission:
  - Tot lot with multiple play equipment
  - Pool and spa
  - Barbecue facility equipped with grill, picnic benches, etc.
  - Exercise room
  - Court facilities (e.g., tennis, volleyball, basketball, etc.)
  - Clubhouse
  - Common gardening areaQuantity and size of facilities shall be proportionate to the number and type of dwelling units included in the development.
- (f) Areas used for providing site drainage and water retention cannot be used as part of the common open space area requirements described herein.
- (g) All required common open space shall be suitably improved for its intended purposes and all landscaped areas shall be provided with a permanent irrigation system to maintain such areas.
- (h) All recreation areas or facilities required by this section shall be maintained by private homeowners' associations, assessment districts, or other mechanism, subject to City approval.

## 9. Parking and Loading

In addition to the off-street parking requirements and standards set forth in CCMC Chapter 9.58 (Off-Street Parking), the following shall be applicable for multi-family developments:

- (a) All parking spaces shall be delineated and separated by a painted divider (double stripe). The stripes shall be a 4-inch solid line painted either white or yellow in color, with



outside dimensions of 18-inches. The use of graphics or text in or around the striping is prohibited. The striping shall be maintained in a clear and visible manner.

- (b) No parking or loading is permitted in the street side setbacks. Except for required landscape areas (see Chapter 12 for landscaping requirements), parking and loading is permitted in the interior side yard and rear yard setbacks.
- (c) Driveways, drive aisles and interior streets shall not be used for any purpose that would prevent vehicle access to parking spaces, inhibit vehicular circulation, or emergency response.
- (d) Parking areas should be designed in a way to allow room for turnarounds and prevent backing onto public streets.

### **10. Bicycle Parking and Storage Areas**

- (a) All multi-family developments shall provide common bicycle storage areas for the residents as follows: two (2) bicycle storage units for every five (5) dwelling units for the first 20 dwelling units, and one (1) bicycle storage unit for every five (5) additional dwelling units.

### **11. Performance Standards**

- (a) All new construction shall be subject to the general and specific standards contained in CCMC Chapter 9.86 (Performance Standards).
- (b) Connection to sewer is required.

### **12. Additional Standards and Guidelines**

- (a) Refer to Chapter 12 (Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscaping design standards and guidelines, for residential uses.
- (b) Refer to Chapter 13 (Specific Plan Administration) of this Plan for general provisions.



