

ATTACHMENT 6 - As discussed by the Board of Supervisors on May 11, 2009 and as recommended by the Planning Commission on June 11, 2009As revised by the Board of Supervisors on October 13, 2009.

CHAPTER 17.14

17.14.220 Mixed-Use Development

- A. Purpose and Intent. The purpose of this chapter is to provide housing and employment opportunities in ~~close~~ proximity in order to more fully and efficiently utilize available land in Rural Centers and Community Regions. It is further the intent of this section to encourage the development of affordable housing and pedestrian-oriented communities, to maintain access to commercial businesses, to enhance the core areas of existing community and rural centers while protecting historical and cultural amenities and to provide incentives for such development.
- B. Definition. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.
- C. Applicability. Residential development may occur with permitted commercial development as provided in Chapter 17.32 where the standards established in §17.14.220 are met.
- D. Residential uses are allowed on separate parcels as the residential component of a mixed-use development. The residential component of a mixed-use development project may include a full range of single family and/or multi-family residential design concepts.
- E. Mixed Use Development Limitations. The following criteria shall apply to all mixed use development projects:
1. At least 30% of the gross floor area of the mixed-use development project shall be devoted to commercial uses. “Gross floor area” does not include inner courts, stairwells or exterior balconies.
 2. Construction of the residential development shall occur following or concurrently with the construction of the commercial development of the site.
 3. Project Phasing. Mixed-use development projects may be developed in phases.
- F. Development Standards.

a.1. The maximum density for residential units in mixed-use developments shall be ~~twenty-four~~ ~~sixteen dwelling units~~ per acre in Community Regions, four dwelling units per acre in Rural Centers or developments without a public sewer connection, ~~and is~~ prohibited on Platted Lands designated commercial in Rural Regions;

b.2. Minimum dwelling unit area shall comply with California Building Code;

e.3. Minimum yard: may be built to property lines (back of sidewalk) or other publicly accessible area;

d.4. Mixed-use development may combine up to 20 percent (20%) of the required residential parking spaces with the commercial spaces as required pursuant to Chapter 17.18 except where the proposed commercial use will operate during evening or nighttime hours;

e.5. A minimum of one dedicated parking space per dwelling units must be provided;

f.6. Off-street parking spaces must be located to the rear of the principal building or otherwise screened so as to not be visible from public right-of-way or residential zoning districts.

1.7. All mixed-use development shall provide pedestrian walkways or sidewalks connecting the residential and commercial uses to each other as well as to adjacent commercial, residential, and civic uses, providing for pedestrian safety.

2.8. All mixed-use development shall contain complementary and connected uses that are mutually supportive of each use and are integrated into the community or neighborhood it is located.

G. Findings: To assure the proposed development meets the intent of this section for mixed-use development and in addition to the findings in section 17.04.030(B), the following findings shall be made prior to approving a mixed-use project.

1. Community integration: Development integrates into the existing and planned community and creates an appropriate internal and external human scale, providing for pedestrian comfort and amenities.

2. Land use, building and site layout: The development is an integrated project with significant functional interrelationships and a coherent physical design.