

DIVISION 3 – MULTIUSE ZONING DISTRICT

CHAPTER 17.30 – MIXED/MULTIUSE ZONING DISTRICT

Sections.

17.30.010 – Summary of the Zoning District.

17.30.020 – Purpose.

17.30.030 – Permitted Uses.

17.30.040 – Development Standards.

17.30.050 – Frontage Regulations.

17.30.010 – Summary of the Zoning District.

Mixed/Multiuse (M/MU) Zoning District – Consistent with the General Plan Land Use Designation of Mixed/Multiuse. This zoning district allows mixed/multiuse projects combining a complementary mix of housing and nonresidential uses along designated corridors. Such projects can be vertically integrated (commercial ground-floor frontage with residential above the first floor) or horizontal (housing adjacent to commercial and office uses). The scale, size and mix of land uses vary based on the location and character of the surrounding land uses. Densities up to 35 residential units per acre are allowed.

17.30.020 – Purpose.

- A. Create opportunities for new mixed/multiuse development along major corridors to provide “by-right” housing opportunities, reduce automobile dependence, improve air quality and revitalize and transition underutilized sites;
- B. Expand available land capacity and zoning tools to accommodate the City's projected need for housing;
- C. Encourage commercial and mixed/multiuse development at key intersections and nodes along major corridors and direct exclusively residential developments mid-block;
- D. Create a pedestrian-oriented mix of uses with convenient access between area neighborhoods, and among housing, employment centers, and retail services;
- E. Facilitate well-designed projects that combine residential and nonresidential uses, either vertically or horizontally, to promote a better balance of jobs, services and housing;
- F. Stimulate economic development and reinvestment based upon recognized urban design principles that allow property owners to respond with flexibility to market forces; and
- G. Encourage the development of a unique zone character through a streetscape that provides attractive features (e.g., landscaping, niche or linear parks, public spaces, courtyards.) designed to integrate the public realm (e.g., streets, sidewalks.) with development on adjacent private property.

17.30.030 – Permitted Uses.

- A. **Permitted Uses.** Table 17.30-1 prescribes the land use regulations for the M/MU zoning district. Additional regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review.
- B. **Unlisted Uses.** Any land use not listed in Table 17.30-1 is not permitted in the M/MU zoning district, except as outlined in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.30-1 – Permitted Uses – Mixed/Multiuse Zoning District		
Residential – Main Uses	M/MU	Notes
Live/work unit	M	17.110.050
Mixed-use –		
Horizontal	P	17.110.060
Vertical ¹	P	17.110.060
Multiple-family, five (5) or more attached dwellings on a lot	P	
<i>Religious institutions housing (reserved)</i>	--	<i>17.110.070</i>
Senior housing	C	
Residential – Ancillary Uses		
Accessory building	P	17.110.020
Accessory Dwelling Unit (ADU) and Junior ADU	P	17.110.030
Home occupation business	P	17.110.040
Lighted outdoor sporting field or court, private	M	
Community Care Uses		
Adult daycare facility, general	C	
Childcare facility	C	
Elder care or assisted living facility	C	
Low barrier navigation center –		
Less than 25 beds/occupants	P	17.112.110
25 or more beds/occupants	A	17.112.110
Residential care facility, general	C	
Supportive or transitional housing	P	

¹ For vertical mixed-use projects with residential, a minimum 50% of the total floor area shall be residential.

Table 17.30-1 – Permitted Uses – Mixed/Multiuse Zoning District (continued)		
Public & Quasi-Public Uses	M/MU	Notes
Electrical distribution substation	C	
Government or government related facility	P	
Recreation facility – public	P	
School & educational facility –		
College or university, public	P	
College or university, private	C	
K-12, public	P	
K-12, private	C	
Preschool, public	P	
Preschool, private	C	
Specialized education and training	M	
Tutoring and education center	P	
Urgent care medical center*	P	
Utility facility	C	
Wireless facility	See notes	17.90 & 17.92
Assembly & Entertainment Uses		
Ancillary entertainment*	P	
Assembly or meeting facility	C	
Commercial entertainment	C	
Commercial recreation facility – indoor	C	5.78 for billiards
Community center	P	
Cultural institution	C	
Family entertainment center	C	
Gaming center or arcade	C	
Nightclub	C	5.32
Religious institution	C	
<i>Temporary use (reserved)</i>	<i>T</i>	<i>17.124</i>

Table 17.30-1 – Permitted Uses – Mixed/Multiuse Zoning District (continued)		
Retail & Office Uses	M/MU	Notes
Alcohol sales ² –		
Assembly and entertainment use, on-site ³	C	17.112.030
Bar or tavern, on-site	C	17.112.030
Brew pub, on-site and off-site	C	17.112.030
Liquor store, off-site	C	17.112.030
Restaurant, limited hours, on-site*	M	17.112.030
Restaurant, on-site*	C	17.112.030
Retail store, off-site	C	17.112.030
Cannabis activity, commercial – dispensary*	P	5.18
Convenience store or minimart*	C	
Food or beverage establishment –		
Bakery or pâtisserie, retail*	P	
Coffeehouse or ice cream parlor*	P	
Outdoor seating/dining*	P	17.112.130
Restaurant*	P	
Grocery store*	P	
Multiple-tenant commercial center*	M	17.112.120
Offices –		
Ancillary*	P	
Administrative, business professional*	P	
Government*	P	
Medical and dental*	P	
Office supply store*	P	
Pharmacy*	P	
Retail sales (unless listed as a separate use)*	P	
Secondhand vendor*	M	5.68 & 17.112.170
Showroom sales	P	
Significant tobacco retailer	C	17.112.180

² Alcohol sales can be for beer and wine or for beer, wine and distilled spirits. However, they shall be considered different levels of alcohol sales. Therefore, if a use has approval for beer and wine and wants to add spirits, a new CUP or MUP will be required.

³ Only applicable for assembly and entertainment uses permitted in the M/MU zoning district.

Table 17.30-1 – Permitted Uses – Mixed/Multiuse Zoning District (continued)		
Service Uses	M/MU	Notes
Animal service –		
Animal grooming	P	
Veterinary service or animal hospital/clinic	P	
Appliance or electronics repair	P	
Automated Teller Machine (ATM), walk-up*	P	17.112.050
Drive-through business –		
Food or beverage establishment	C	17.112.080
Service or retail	M	17.112.080
Financial institution*	P	
Funeral home or mortuary ⁴	P	
Hotels and motels	C	5.48 & 17.112.100
Office concierge service*	P	
Personal service use –		
General*	P	17.112.150
Restricted*	M	17.112.150
Philanthropic or charitable institution	P*	
Recycling facility –		
Mobile	P	17.112.160
Self-service	M	17.112.160
Wedding chapel	M	
Industrial & Transportation Uses		
Vehicle parking –		
Attendant parking or valet parking	C	
Car sharing, residential	M	17.070.070(C)
Car sharing, nonresidential use ⁵	M	
Parking structure ⁶	M	
Shared parking	M	17.070.070(D)

⁴ Funeral home or mortuary shall not include crematories.

⁵ Car sharing shall be permitted by-right if there is no on-site parking of vehicles (i.e. it is only an office use).

⁶ Parking structures shall be ancillary to a permitted use.

Key:

- * Pedestrian oriented use and may occupy the ground floor of a vertical mixed-use building. Other uses shall not be permitted on the ground floor.
- Use not permitted.
- P Use permitted by-right.
- A Use permitted after review and approval of an Administrative Permit (AP).
- T Use permitted after review and approval of a Temporary Use Permit (TUP).
- M Use permitted after review and approval of a Minor Use Permit (MUP).
- C Use permitted after review and approval of a Conditional Use Permit (CUP).

17.30.040 – Development Standards.

- A. **Development Standards.** Table 17.30-2 prescribes the development standards for the Mixed/Multiuse zoning district.
- B. **Commercial and Mixed-use Nodes.** Vertical mixed-use, commercial square footage or community uses (e.g. libraries, public plazas) shall be located at the following intersections:
 1. Peck Road and the following cross streets: Lower Azusa Road, Lambert Avenue, Forest Grove Street and Ramona Boulevard.
 2. Garvey Avenue and the following cross streets: Merced Avenue, Santa Anita Avenue, Tyler Avenue and Peck Road.
 3. Durfee Avenue and Elliott Avenue.

Table 17.30-2 – Development Standards – Mixed/Multiuse Zoning District	
Development Standard ⁷	All Projects
Land use description	Mixed/Multiuse
Maximum height ⁸	4 stories & 50 ft.
Minimum yard setbacks –	
Front and street side	Min. 5 ft. & max. 15 ft.
Interior side and rear	0 ft.
Additional buffer standards when abutting an R-zoned property –	
Street side	10 ft. for the first 20 ft. from the R-zoned property line
Interior side	15 ft.
Rear	20 ft.
Maximum lot coverage	80%

⁷ All street setbacks that separate a driveway or parking area shall be fully landscaped as prescribed in Sections 17.72.040, 17.72.050 and 17.72.060.

⁸ Refer to Section 17.60.030 for additional height exceptions and restrictions.

Table 17.30-2 – Development Standards – Mixed/Multiuse Zoning District (continued)		
Development Standard	All Projects	
Minimum Lot Specifications ⁹ –		
Area	20,000 sq. ft.	
Street frontage	150 ft.	
Depth	100 ft.	
Minimum Distance between buildings	20 ft. if one of the buildings is greater than 30 ft. high; 15 ft. if one of the buildings is 20 ft. to 30 ft. high; and 10 ft. in all other instances	
Minimum parking standards –		
Surface parking	Shall be set back 10 ft. along major and secondary arterials; Shall meet minimum setbacks for other streets property lines	
Above-ground structure	Ground level shall be fully screened and set back 10 ft. from any front or street side property line	
Garage/tuck-under parking	Shall not face a front or street side property line	
Underground parking	Any ramps shall be fully screened with landscaping and setback a minimum 10 ft. from any street property line	
	Projects with Nonresidential	
Minimum public open space area ¹⁰	For projects with more than 3,500 sq. ft. of nonresidential space = 10% of the combined nonresidential footprint ¹¹	
Maximum Floor Area Ratio (FAR) ¹²	1.0 (for the nonresidential portion only)	
	Residential Only	Mixed-use w/ Residential ¹³
Existing Lot Specifications ¹⁴ –		
Lot area	20,000 sq. ft.	20,000 sq. ft.
Street frontage	100 ft.	100 ft.
Lot depth	80 ft.	100 ft.
Open space –		
Minimum overall	250 sq. ft.	200 sq. ft.
Minimum private per unit	60 sq. ft.	40 sq. ft.
Minimum common	100 sq. ft.	80 sq. ft.

⁹ For new lots. Refer to Section 16.26.020 of Title 16 (Subdivisions) for additional standards and exceptions.

¹⁰ Refer to Section 17.30.070 for additional requirements.

¹¹ The public open space amenity may be divided into subareas, provide each is a minimum 350 square feet.

¹² For mixed-use projects with residential, a minimum 50% of the total floor area shall be for residential uses.

¹³ The reduced open space standards shall only apply to units that are within a vertical mixed-use building.

¹⁴ This requirement shall only apply to properties with frontage along major and secondary arterials (see General Plan Figure C-4).

Table 17.30-2 – Development Standards – Mixed/Multiuse Zoning District (continued)		
	Residential Only	Mixed-use w/ Residential
Minimum density –	25 units/acre	15 units/acre if FAR is >0.30 20 units/acre if FAR is 0.10 to 0.30
Maximum density –		
Lot area up to 25,000 sq. ft.	1 unit/1,700 sq. ft. or 27.2 units/acre	
Lot area of 25,001 to 30,000 sq. ft.	1 unit/1,500 sq. ft. or 29.0 units/acre	
Lot area of 30,001 to 35,000 sq. ft.	1 unit/1,400 sq. ft. or 31.1 unit/acre	
Lot area of 35,001 to 40,000 sq. ft.	1 unit/1,300 sq. ft. or 33.5 units/acre	
Lot area greater than 40,000 sq. ft.	1 unit/1,244 sq. ft. or 35.0 units/acre	

C. Residential Open Space Requirements:

1. Private open space:
 - a. Private open space areas shall be provided for each unit as outlined in Table 17.30-2. Such spaces shall be directly accessible from the unit it serves.
 - b. Private open space areas shall have a minimum dimension of six (6) linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet. The minimum dimension may be reduced to four (4) feet for a balcony or deck. In addition, it shall be enclosed by a fence or building walls on all sides.
2. Common open space:
 - a. Common open space areas shall be provided for each unit as outlined in Table 17.30-2. Such spaces shall be conveniently located and accessible to all units.
 - b. Common open space areas shall have a minimum dimension of 15 linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet. In addition, each area shall have a minimum overall area of 500 square feet.
3. Balconies, decks and recreation rooms:
 - a. Up to 75 percent of the overall open space may be in the form of a balcony or deck. When used as private open space, it shall be directly accessible from the unit it serves.
 - b. Up to 30 percent or 600 square feet, whichever is greater, of the common open space areas may be in the form of recreation rooms.
4. Recreational amenities. For projects with 25 or more units, one (1) common recreational amenity shall be provided for each 25 units or fraction thereof. The following listed amenities satisfy the above recreational facilities requirements. Recognizing that certain facilities serve more people than others, have a wider interest or appeal and/or occupy more area, specified items may be counted as two (2) amenities, as noted.

- a. Basketball court (1 per court).
- b. Bocce ball court (1 per 2 courts).
- c. Children's playground equipment (1).
- d. Citrus or vegetable gardens (1).
- e. Clubhouse (2).
- f. Day care facility (2).
- g. Jacuzzi (1).
- h. Pickle ball court (½ per court).
- i. Racquetball court (1 per court).
- j. Sauna (1).
- k. Swimming pool (2).
- l. Tennis court (1 per court).
- m. Weightlifting facility (1).
- n. Other recreational amenities deemed adequate by the Community Development Director.

D. **Public Open Space Requirements.** Each project proposed within a mixed/multiuse zoning district must include a public open space amenity, or some form of physical interface for the pedestrian. Such features may include, but not be limited to:

1. Formal plazas. A formal plaza would be a publicly accessible open space which has a design that is influenced by classical urban planning design. A formal plaza would typically include some sort of central water fountain and/or symmetrical landscaping. The formal plaza shall have a minimum dimension of 15 linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet.
2. Urban gardens. An urban garden can be located on the ground level, or on upper levels of a structure. Urban gardens may include ornamental landscaping arranged in raised or at-grade planters or planting areas, potted plants and trees. Sculptures or other forms of public art would typically be included within the urban garden. The formal plaza shall have a minimum dimension of 15 linear feet horizontally in each direction with an unobstructed vertical height of seven (7) feet.
3. Covered colonnades. Colonnades are linear in design and generous in depth. The intent is to provide a comfortably wide, covered pathway that is adjacent to the openings of a building. Sometimes the second floor of a building is utilized to create the "covered" element of the colonnade.
4. Sidewalk dining. Sidewalk dining may occur wherever a sidewalk space is ample enough to accommodate dining furniture without impeding pedestrian access of the sidewalk. Sidewalk dining may be defined with a railing or planters, or be open and accessible.

5. Pedestrian alleys and walkways. A pedestrian alley or walkway is typically a "lane" that does not follow the alignment of a vehicular street, but provides a pedestrian access to a public space or some other feature within the interior of a development. They must be designed in such a manner as to be inviting to pedestrians. Therefore, issues such as lighting, security, line of sight, cleanliness and visual appeal are important considerations to a well-designed pedestrian alley or walkway. Public art, street furniture and access to shops and public spaces are features of pedestrian alleys and walkways.

E. **Other Development Standards.** Table 17.30-3 denotes additional development standards found in other Chapters or Sections of this Title that apply to the M/MU zoning district:

Table 17.30-3 – Other Development Standards	
Development Standard	Chapter or Section
Height exceptions and restrictions	17.60.030
Landscaping	17.72 & 17.74
Outdoor display and storage	17.60.040
Outdoor lighting	17.60.050
Parking	17.70
Refuse storage facilities	17.60.080
Screening	17.60.100
Security bars	17.60.110
Walls, fences and hedges	17.60.120

17.30.050 – Frontage Regulations.

A. Retail Storefronts:

1. Elevation of ground floor. The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
2. Minimum ground floor plate height. The minimum height shall be 12 feet floor-to-floor.
3. Storefront entrances. All ground floor tenants that have street frontage shall have an entrance that fronts a street.
4. Lobby entrances. Lobby entrances to upper floor tenants shall be located on an elevation fronting a street.
5. Recessed entrances. Entrances may be recessed into the facade.
6. Display windows. A minimum 50 percent of ground floor elevations that front a street shall be large storefront display windows.
7. Awnings and marquees. Awnings or marquees shall be incorporated over storefront windows and entrances. Awning and marquees may project up to six (6) feet from the

facade and extend over the sidewalk provided that at least eight (8) feet of vertical clearance is provided.

8. Projecting elements. Projecting elements such as balconies, shade structure and bay windows may project up to four (4) feet into a street yard setback.

B. Residential Fronts:

1. Elevation of ground floor. The ground floor elevation shall be located within three (3) feet of the ground surface of the adjacent sidewalk or walkway.
2. Minimum ground floor plate height. The minimum height shall be nine (9) feet floor-to-floor.
3. Ground floor unit entrances. Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.
4. Upper floor unit entrances. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along an elevation fronting a street.
5. Recessed entrances. Entrances may be recessed into the facade.
6. Stoops and front porches. Stoops and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to four (4) feet into a street yard setback.
7. Projecting elements. Projecting elements such as balconies, roof overhangs, shade structures, and bay windows on upper floors may project four (4) feet into a street yard setback.

- C. Director Adjustments.** The Community Development Director may reduce the minimum ground floor plate height by ten (10) percent if lower heights are necessary to meet Los Angeles County Fire Department requirements. However, the elevation should still be designed to give the appearance that the standard is being met.

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