

4.18 Additional Standards and Guidelines

Refer to Chapter 6 (Specific Plan Zones) of this Plan for general provisions. Refer to Chapter 8 (Residential Design Standards and Guidelines) of this Plan for site and architectural design standards and guidelines, including landscape design standards and guidelines, for residential uses.

4.19 Review Process

All new development in this zone shall be subject to the approval of a Site Plan Review pursuant to Chapter 16.12, Article II (Site Plans and Revised Site Plans) of the HMC, with the exception of all single family residential development on previously subdivided parcels.

All new development in this zone that is conditionally permitted in the Specific Plan area shall be subject to the approval of a Conditional Use Permit pursuant to the procedures set forth in Chapter 16.12, Article III (Conditional Use Permits) of the HMC, unless otherwise specified.

G. MIXED-USE ZONE

The intent of the Mixed-Use zone, which falls entirely in the City Center District, is to provide for a variety of low-density residential uses, office uses, and the opportunity for live/work uses in an environment that is typically residential in character. This zone serves as a transition area to the single-family residential neighborhoods to the north and east, and therefore, is intended for lower intensity development. Single family residential uses are allowed and encouraged to remain in this zone, as well as adaptive reuse of these structures for low-density office or live/work uses, which will maintain the residential feel of the area. Because of the single-family residential character of this area, multiple lot development is discouraged.

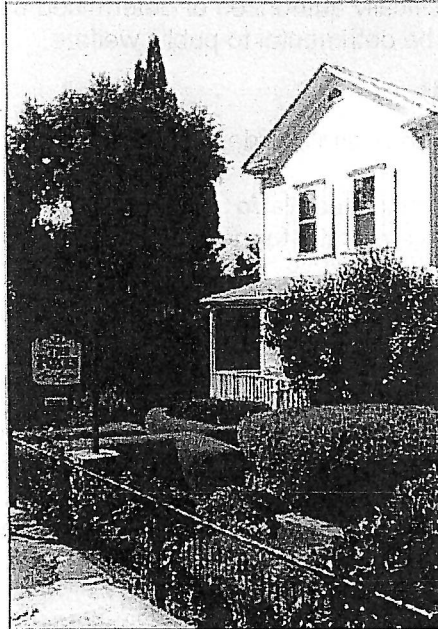
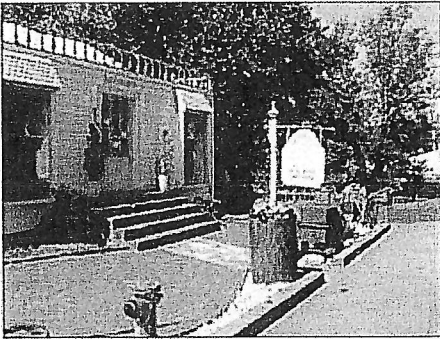
1. Permitted Uses

The following uses are permitted in the Mixed-Use zone:

- a) Artist studio (including photo).
- b) Day care homes - small family, incidental to the primary use, pursuant to the Hesperia Municipal Code.
- c) Home occupations, incidental to the primary use, pursuant to the Hesperia Municipal Code.
- d) Live-work unit, pursuant to the standards established in this section.
- e) Manufactured dwellings.
- f) Offices (administrative, business, executive and professional, but not including medical or dental), pursuant to this section.
- g) Retail uses, as a part of a live/work unit.
- h) Single family dwelling unit, pursuant to the Hesperia Municipal Code.



- i) Small residential care facilities, community care facilities, senior housing, intermediate care of six or less and licensed by the state, handicapped residential care facilities, pursuant to the HMC.
- j) Accessory structures and uses customarily incidental to any permitted uses when located on the same site with the main building and use.
- k) Second dwelling unit.
- l) Emergency shelters to meet all standards for institutional uses based on services offered.
- m) Other similar uses, as interpreted by the Development Services Director or his/her designee.



Examples of adaptive reuse projects for live-work and/or office uses.

2. Conditionally Permitted Uses

The following uses are conditionally permitted in the Mixed-Use zone:

- a) Day care facility – child or adult, pursuant to the HMC.
- b) Day care home – large family, incidental to the primary use, pursuant to the HMC.
- c) Second dwelling unit, incidental to the primary use.
- d) Group homes not licensed by the state with two or more residents, pursuant to the HMC.
- e) Large residential care facilities, community care facilities, senior housing, intermediate care of seven or more and licensed by the state, pursuant to the HMC.
- f) Single Room Occupancy Development (SRO)

3. Prohibited Uses

The following uses are prohibited in the Mixed-Use zone:



- a) Drive thru lanes, incidental to the primary use, pursuant to the HMC.
- b) Hospital.
- c) Hotel.
- d) Industrial uses.
- e) Medical services – clinic, medical/dental offices, laboratory, urgent/express care, and optometrist.
- f) Mini-storage.
- g) Motel.
- h) Vehicle repair facilities.
- i) Vehicle sales, leasing or rental.
- j) Vehicle wash facilities.
- k) Other uses not specifically authorized or determined by the Development Services Director or his/her designee to be detrimental to public welfare.

4. Development Standards

All property in the Mixed-Use zone shall be developed according to the following standards:

4.1 Maximum Gross Floor Area Ratio

The maximum gross floor area ratio for non-residential uses permitted in this zone is 0.23.

4.2 Residential Density

The gross residential density range permitted in this zone is 2 – 8 units/acre.

4.2 Minimum Lot Size and Dimensions

The minimum site size and dimensions for new lots in this zone are as listed below:

- (1) The minimum width of an interior lot shall be 60 feet, a minimum depth of 100 feet and a minimum net area of 7,200 square feet.
- (2) The minimum width of a corner lot shall be 70 feet, a minimum depth of 100 feet and a minimum net area of 7,200 square feet.

4.3 Maximum Lot Coverage

All buildings, together with any accessory structures, shall occupy not more than 60 percent of the net lot area.

4.4 Maximum Building Height

The maximum building height shall be 35 feet, with the exceptions as noted in Section 16.20.060 of the Hesperia Municipal Code.

4.5 Street Yard Setbacks

Standards provided in Chapter 7, Section B.5.6 of this chapter shall apply.

4.6 Rear Yard Setbacks

Standards provided in Chapter 7, Section B.5.7 of this chapter shall apply.

4.7 Interior Side Yard Setbacks

Standards provided in Chapter 7, Section B.5.8 of this chapter shall apply.

4.8 Garages and Driveways

