

CHAPTER 30.14 – MIXED USE DISTRICTS

Sections:

- 30.14.010 – Purpose
- 30.14.020 – Mixed Use District Land Uses and Permit Requirements
- 30.14.030 – Mixed Use District General Development Standards
- 30.14.040 – Mixed Use District Additional Development Standards
- 30.14.050 – Mixed Use District Setback Requirements and Exceptions
- 30.14.060 – DSP Setback Requirements and Exceptions

30.14.010 – Purpose

A. IMU (Industrial/Commercial Mixed Use) Zone.

The IMU zoning district is applied to areas appropriate for a mix of industrial and commercial activities and provides for a full range of goods and services to the community located along portions of industrial/commercial thoroughfares, in conformance with the General Plan. This district allows for a mix of industrial and commercial or just industrial or commercial (stand alone) land uses.

B. IMU-R (Industrial/Commercial-Residential Mixed Use) Zone.

The IMU-R zoning district is applied to areas appropriate for a mix of commercial, industrial, and residential activities and provides for a full range of goods and services to the community located along portions of industrial/commercial thoroughfares, in conformance with the General Plan. This district allows for a mix of commercial and residential or just commercial, industrial, or residential (stand alone) land uses.

C. SFMU (Commercial/Residential Mixed Use) Zone.

The SFMU zoning district is applied to areas appropriate for a mix of commercial and residential activities in conformance with the General Plan. This district allows for a mix of residential and commercial, or just commercial, or just residential (stand alone) land uses. The only exception to this provision applies to lots fronting San Fernando Road, Broadway, and Colorado Street, which requires that commercial uses be located along the street frontage.

D. DSP (Downtown Specific Plan) Zone.

This chapter establishes required setbacks in the DSP zone, and allowable uses, structures and equipment in those setbacks, and establishes permitted outdoor activities and some performance standards. For permitted uses and all other development standards and regulations, see the Downtown Specific Plan (DSP) or other appropriate chapters of this title.

30.14.020 – Mixed Use District Land Uses and Permit Requirements

- A. Permitted Primary Uses and Structures.** No building, structure or land shall be used and no building, structure or use in the mixed use zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.14 – A.
- B. Conditional Uses and Structures.** The following uses and structures identified with a “C” in Table 30.14 – A may be permitted in the mixed use zoning districts subject to approval of a conditional use permit (Section 30.42). The development standards of this zone shall apply except as otherwise provided herein.
- C. Temporary Uses.** Temporary uses (identified with a “T” in Table 30.14 – A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.
- D. Permitted Accessory Uses and Structures.** Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.14 – A.
- E. Wireless Telecommunications Facilities.** Wireless telecommunications facilities, identified with a “W” in Table 30.14-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this Code.
- F. Standards for Specific Uses.** Where the last column in the following tables (“See standards in Section”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.

**Table 30.14 – A
MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE				See Standards in Section
Accessory Buildings, Structures and Uses	IMU	IMU-R	SFMU		
Accessory buildings and structures		P	P		
Accessory uses	P	P	P		
Antennas (pole type)	P	P	P		
Carts (freestanding, non-motorized, portable type)	P	P	P		30.34.040
Dish antennas	P	P	P		30.34.050
Home occupation		P	P		30.45
Reverse vending machines	P	P	P		30.14.040
Signs	P	P	P		30.33
Solar energy equipment	P	P	P		30.30.050
Institutional Uses					
Places of worship	C	C	C		
Schools, physical instruction	P	P	P		
Schools, private	C	C	C		
Schools, private specialized education and training	P	P	P		
Recreation					
Community gardens	P	P	P		30.34.045
Gyms and health clubs	C	C	C		
Indoor recreation centers	C	C	C		
Nightclubs	C				
Outdoor commercial recreation	C	C	C		
Private clubs and lodges	C	C	C		
Public dances	P	P	P		
Taverns	C	C	C		
Theaters	C	C	C		
Key to Permit Requirements			Symbol	See Chapter	
Permitted use			P		
Conditional use – Conditional Use Permit required.			C	30.42	
Temporary Use			T		
Use not allowed					

- Notes: (1) See 30.03.010 regarding uses not listed
 (2) See 30.70 for definitions of the land uses

MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE			
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Manufacturing and Processing	IMU	IMU-R	SFMU	See Standards in Section
Backlots/outdoor facilities – production	P	C	C	
Broadcasting studios and indoor support facilities – production	P	P	P	
Heavy manufacturing	P	P		
Laundries and dry cleaning plants	P	P(4)		
Light manufacturing	P	P	P(3)(4)	
Printing, publishing, and lithographic services	P	P(4)	P(3)(4)	
Research and development	P	P	P(4)	
Soundstages – production	P	P		
Warehousing	P	P	P(4)	
Wholesaling, including wholesaling of alcoholic beverages	P	P	P(4)	

Residential Uses				
Domestic violence shelter	P	P	P	
Conversion of a live/work unit to entirely residential or entirely business use	C	C	C	
Emergency shelter	P			
Multiple residential dwelling units		C	P(5)	
Residential congregate living, Limited			P	
Residential congregate living, Medical		C	C	
Residential congregate living, Non-medical		C	C	
Senior housing		C	P (5)	

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Use not allowed		

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) If gross floor area of the building is 10,000 square feet or less and use is indoors; if greater than 10,000 square feet and/or use is outdoors, a conditional use permit is required.
 - (4) Requires a conditional use permit when combined in a mixed-use development which includes residential.
 - (5) When fronting San Fernando Road, Broadway, or Colorado Street, only allowed as mixed-use projects with commercial uses located along the street frontage as required in Section 30.34.100.

MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE			
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Mixed-use developments	IMU	IMU-R	SFMU	See Standards in Section
Live/work units	C	C	P(3)	
Live/work units with conditionally permitted uses	C	C	C(3)	
Mixed-use development provided that all uses are permitted in zone which the project is located			P(3)	
Mixed-use development where at least one use is conditionally permitted	C(5)	C	C	

Retail Trade Uses

Alcoholic beverage sales	C(6)	C(6)	C(6)	
Automobile supply stores	P	P		
Banquet halls	C	C		
Building materials, supplies, sales and service	P	P		
Christmas tree sales lots, when maintained between November 1st and January 9 th	T	T		5.44
Firearms, weapon sales	P	P		
Hardware stores	P	P		
Jewelry stores	P	P	P	
Liquor stores	C	C	C	
Nurseries and garden supplies	P	P	P	
Paint and wallpaper stores	P	P		
Pharmacy	P	P	P	
Pumpkin sales lots, when maintained between October 15th and November 1st.	T	T		5.44
Restaurant, counter service with limited seating	P	P	P	
Restaurants, fast food	P	P(4)	P(4)	
Restaurants, full service	P	P	P	
Retail stores, general merchandise	P	P	P	
Spas and swimming pools, sales and service	P	P		
Supermarkets	P	P	P	

Key to Permit Requirements

	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Use not allowed		

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) For lots having frontage along San Fernando Road, Broadway, and Colorado Street, live/work and manufacturing and processing uses shall not be on the ground floor fronting these streets.
 - (4) No drive-thru facilities permitted.
 - (5) The only dwelling units permitted are live/work units.
 - (6) Supermarkets only require a CUP for on-site consumption of alcoholic beverages. CUP not required for wholesaling.

MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE			
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Retail Trade Uses cont.	IMU	IMU-R	SFMU	See Standards in Section
Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats	P	P		30.34.160
Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to September 12, 2006, including a one-time expansion on the same lot of up to 20 percent of floor area.			P	30.34.160
Expansion of vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to September 12, 2006, when proposed expansion is on the same lot as the existing facility and is greater than 20 percent of the floor area existing prior to September 12, 2006, or for any new facilities on separate or non-contiguous lots			C	30.34.160

Service Uses

Ambulance services	P	P		
Banks and financial institutions	P	P	C	
Body shops and painting booths	P	P(3)		30.34.150
Business support services	P	P	P	
Car washes (full or self service)	P	P		30.34.030
Day care centers	P	P	C	
Equipment rental yards	P	P		
Gas stations	P	P	C	30.34.020
Heating and air conditioning sales and service (HVAC)	P	P		30.34.070
Hotel and motels	C	C	C	
Kennel, animal boarding and daycare	P(4)	P(4)		
Massage services	P(5)	P(5)	P(5)	
Medical and dental laboratories	P	P	P	

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Use not allowed		

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) Requires a conditional use permit when combined in a mixed-use development which includes residential.
 - (4) Not to be located nearer than 200 feet to the R1, R1R, ROS, R-3050, R-2250, R16-50 and R-1250 zones if use includes outdoor facilities
 - (5) An individual – (a) whom a business or establishment employs or uses to provide massage, or (b) who operates as a sole proprietorship and is the only person whom the sole proprietorship employs to provide massage— shall obtain and maintain current, active, and valid certification by the California Massage Therapy Council (CAMTC) to give or provide a massage.

MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE				See Standards in Section
	IMU	IMU-R	SFMU		
Service Uses cont.					
Mortuaries and funeral homes	C	C			
Moving and storage services	P	P			
Pawnshops	P	P	P		
Personal services	P	P	P		
Pet grooming	P	P			
Repair and maintenance, consumer products	P	P(3)	P(3)(4)(5)		
Storage, personal facility	P				
Storage, outdoor facility	P				
Tire stores	P	P			30.34.140
Towing services and impound yards	C	C			30.34.145
Vehicle repair garages	P	P(3)			30.34.150

Office Uses

Contractor’s office and/or storage, temporary	T	T		
Medical and dental offices	P	P	P	
Offices	P	P	P	
Office, consumer services	P	P	C	
Veterinary offices, including hospitalization services	P	P		

Transportation and Communications Uses

Parking lot/structure facilities	P	P	C	30.32 30.51.020
Utility and transmission facilities	C	C	C	
Wireless telecommunications facilities	W	W	W	Chapter 30.48

Key to Permit Requirements

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Wireless Telecommunications Facilities Permit Required	W	30.48
Use not allowed		

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) Requires a conditional use permit when combined in a mixed-use development which includes residential.
 - (4) If gross floor area of the building is 10,000 square feet or less and use is indoors; if greater than 10,000 square feet and/or use is outdoors, a conditional use permit is required.
 - (5) For upholstery services it shall include furniture only, no vehicle.

30.14.030 – Mixed Use District General Development Standards

**Table 13.14 – B
MIXED USE DISTRICT GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	IMU	IMU-R	SFMU
Minimum Lot Size	Minimum lot area and width required for new parcels		
Area	10,000 square feet	10,000 square feet(1)	10,000 square feet
Width	100 feet		
Maximum Residential Density	N/A	35 dwelling units per acre when abutting the R1, R1R or ROS zones; 87 dwelling units per acre when abutting the R-3050, R-2250, R-1650 and R-1250 zones; 100 dwelling units per acre when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone; properties separated by an alley shall be considered as abutting	
Minimum Setbacks Required (8)	See Section 30.14.050 for setback exceptions		
Street Front and Street Side	None (2)		
Interior	10 feet at corner of an intersection. (3)		
Abutting a residential zone	None		
Distance Between Dwellings	15 feet for the first two stories when abutting an R1, R1R or ROS zone and 25 feet for the third story. Setbacks are measured from the residential property line and may include intervening alleys. (4)		
Maximum Height Limits (7) (8) Primary Buildings and Structures	50 feet (6)	N/A	
Accessory Structures	36 feet and 3 stories, when abutting the R1, R1R or ROS zones; 60 feet and 4 stories when abutting the R-3050, R-2250, R-1650 and R-1250 zones; 75 feet and 6 stories when not abutting the R1, R1R, ROS, R-3050, R-2250, R-1650 or R-1250 zone. (5) (6)		
	N/A		

- (1) Minimum lot size for multi-family development. The minimum lot size in the IMU-R zoning district shall be 15,000 square feet for new multifamily housing development.
- (2) Minimum setbacks. In the IMU, IMU-R and SFMU zoning districts, there are no setbacks required from the street property line, except as required for corner cutoffs at intersections. If setbacks are provided, these areas shall only be used for landscaping and active pedestrian areas (e.g., plazas, outdoor dining). Surface parking lots and vehicle accessways such as drive-through lanes shall not be located in the area between a street property line and a building. All street adjacent parking shall be set back a minimum of 5 feet and the setback area shall be fully landscaped.
- (3) Corner cutoff at intersection. In order to maintain visibility at intersections and to provide architectural interest for buildings at corner locations, buildings shall provide a 10-foot minimum corner cutoff and shall have an entrance to the building from this area. The minimum cutoff area shall be a triangular area that is determined by measuring 10 feet back from the corner along both street property lines and drawing a line between the two points.
- (4) Landscaped buffer within setback area. Landscaped buffer required. A minimum 5-foot wide landscaped buffer shall be provided on the subject property adjacent to any residentially zoned property or intervening alley regardless of the actual building setback that is provided. A landscaped buffer is not required adjacent to an alley at areas where direct vehicular access is provided to the subject property.
- (5) A mezzanine shall not be considered a story. See Chapter 30.70 (Definitions).
- (6) Enclosed or screened rooftop equipment not exceeding 5’ in height above the roof of a building shall not be computed as part of the height of the building. Elevator shafts and roof top stairwells not exceeding 15’ in height above the roof of a building shall not be computed as part of the height of the building. See Chapter 30.70 (Definitions).
- (7) For exceptions to height limits for wireless telecommunications facilities, see Chapter 30.48.
- (8) For setback and height requirements related to solar energy equipment, see Section 30.30.050.

MIXED USE DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	IMU	IMU-R	SFMU
Landscaping (1)	N/A	Minimum 10% of lot area (See Chapter 30.31 for additional requirements)	
Fences and Walls	See Section 30.30.010 (Site Planning)		
Rooftop equipment	See Section 30.30.020 (Site Planning)		
Lighting	See Section 30.30.040 (Site Planning)		
Trash Collection Areas	See Section 30.30.030 (Site Planning)		
Parking and Loading	As required by Chapter 30.32 (Parking and Loading)		
Design Review	As required by Chapter 30.47 (Design Review)		

(1) For landscaping requirements related to solar energy equipment, see Section 30.30.050.

30.14.040 – Mixed Use District Additional Development Standards

A. Limitations and Exceptions to Permitted Uses and Structures.

Notwithstanding any other provisions of this Chapter, the following limitations shall apply to the conduct of any use permitted in the DSP, IMU, IMU-R and SFMU zones as applicable:

1. All uses except outdoor eating areas, parking, growing plants, cut flowers, Christmas tree lots, pumpkin sales lots, incidental or temporary uses, vending machines (vending machines shall not include coin operated amusement devices, rides, scales, or similar devices), and provision and storage of shopping carts, subject to specific standards contained within this Chapter; additionally in the IMU, IMU-R and SFMU zones all uses except, backlots/outdoor facilities (production), car washes, incidental or temporary uses, service stations, storage yards, vehicle storage or display, tire store uses, kennels, animal boarding and daycare, and vending machines (vending machines shall not include coin operated amusement devices, rides, scales, or similar devices) shall be conducted entirely within a completely enclosed building which is attached to a permanent foundation. There shall be no outside storage of tools, equipment, supplies or materials.
2. In the IMU, IMU-R and SFMU zones, the display of new and used merchandise shall be allowed outside a building on not more than four (4) occasions during any calendar year for the purpose of conducting a sale of said merchandise. A permit to conduct such a sale shall be issued by the City Clerk if the following conditions are shown to exist:
 - a. A written application for said permit shall be filed with the City Clerk not less than ten (10) calendar days before commencing any outside sale.
 - b. The maximum length of time for conducting such a sale shall be seventy-two (72) hours.
3. In the IMU and IMU-R zones, incidental outdoor storage shall be conducted wholly within an area completely enclosed by a masonry wall not less than five and one-half (5½) feet in height, with all entrances and exits enclosed with opaque gates equal in height to the wall. Outdoor storage shall not project above the wall.
4. Shopping cart storage shall be located adjacent to the entry of a building and shall be screened with a minimum three (3) foot, six (6) inch high solid wall/fence or combination of fence and landscaping to obscure the visibility of shopping carts from the adjacent public rights-of-way. Where the Director of Community Development, in his/her discretion, determines that screening interferes with the cart removal/retrieval "opening" given the unique location of the building (e.g., corner structure where cart storage may be visible from two (2) or more intersecting public rights-of-way), the Director of Community Development shall exempt the "opening" from the screening requirement and shall determine the orientation, location, size and configuration of the unscreened "opening." Shopping cart storage shall not intrude into any required pedestrian passageway or public right-of-way. See 30.14.040(A)5 regarding shopping cart containment and control.
5. All shopping carts shall be contained or controlled within the boundaries of store premises, in accordance with the standards set forth in Section 30.12.040.A.1.g.
6. One (1) outdoor reverse vending machine shall be permitted for each three thousand (3,000) square feet of site area up to a maximum of eight (8) such reverse vending machines per site.

Reverse vending machine shall be limited to a maximum area of 100 square feet, including any protective enclosure and a maximum height of eight (8) feet. Reverse vending machines shall be attached to or located immediately adjacent to a building and shall be accessible and shall not encroach into any required pedestrian access or walkway. All signs on a reverse vending machine shall be regulated by Chapter 30.33 of this Title. The hours of operation of the reverse vending machine shall be consistent with the operating hours of the primary use.

B. Performance Standards.

1. IMU, IMU-R and SFMU zones.

In accordance with the goals and precepts of the comprehensive general plan of the City, environmental performance standards are hereby established to protect the community from hazards, nuisances and other negative factors; to ensure that land uses are not operated in such a manner as to cause a detrimental effect on adjacent land uses or the community environment; and to preserve and enhance the lifestyle of Glendale residents through the protection of the public health, safety and general welfare. In the IMU, IMU-R and SFMU zones, the following guidelines shall be evaluated on the basis of whether or not the activity is obnoxious to a person of normal sensitivity.

- a. General provisions.** No land, building or structure shall be used or occupied in any manner so as to create or maintain any dangerous, injurious, noxious or otherwise objectionable condition caused by fire, explosion or other hazards; noise or vibration; smoke, dust or other form of air pollution; liquid or solid refuse or wastes; or any other substance, condition or element used in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises.
- b. Air quality.** Any activity, operation, or device which causes or tends to cause the release of air contaminants into the atmosphere shall comply with the rules and regulations of the South Coast Air Quality Management District and with the following:
 - i. Visible emissions.** No visible emissions of air contaminants or particulate matter shall be discharged into the atmosphere. No combustible refuse incineration shall be permitted.
 - ii. Dust.** Windborne dusts and debris across lot lines shall be prevented by planting, wetting, compacting, paving or other suitable treatment of land surface; storing, treating or enclosing materials; controlling sources of dust and debris by cleaning; or, such other measures as may be required.
 - iii. Odors.** No odorous material shall be permitted so as to be obnoxious to persons of normal sensitivity as readily detectible at the property line or at any point off-site where the odor is greater.
- c. Waste and contaminants.** No wastewater, radioactive material or other potential groundwater contaminant shall be discharged into or under the ground surface except for such groundwater recharge operations as may be conducted by or under the supervision of the Los Angeles County Flood Control District, and/or City of Glendale. Any discharge into a public sewer, private sewer, private sewerage disposal system or into the ground of any materials that may contaminate any water supply, interfere with bacterial processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements is prohibited.

All industrial uses shall comply with the provisions of this Code pertaining to refuse, weeds, sewer construction and sewer use. Liquid wastes shall be disposed of only by authorized discharge to a public sewer system or by transport to an acceptable disposal facility. Burning, dumping, or littering of solid wastes is prohibited. Solid wastes shall be disposed of only by transport to an acceptable disposal facility, except that inert solid materials may be utilized in landfills and construction when specifically authorized by a grading permit or building permit, and organic materials may be utilized in connection with normal and customary landscaping and agricultural activities providing that such activities meet all the requirements of the Glendale Municipal Code and these environmental performance standards; and do not endanger groundwater quality.

- d. **Vibration.** No activities shall be permitted which cause objectionable vibration to adjoining property except for construction activities in connection with an effective building permit.
- e. **Noise.** No noise shall be generated which causes the maximum sound level to exceed the noise levels specified in Chapter 8.6 of this Code. Further, in a mixed use project, no increase in the ambient noise base level for non-residential uses shall be permitted. Such noise measurements shall be taken at the residential zone property line, or at any point within an abutting residential zone, or at a point within the residential portion of the mixed use project, where the noise level from the non-residential use is greater. No steady impulsive noise (such as hammering or riveting) or steady audible tone components (such as whines, screeches or hums) shall be detectible from any residential use which is part or adjacent to the mixed use project.

C. Dwelling Unit Size.

The gross floor area of any dwelling unit in the IMU, IMU-R and SFMU zones shall be not less than provided herein. For the purpose of this section, dens, studies or other similar rooms which may be used as bedrooms shall be considered as bedrooms. Living rooms, dining rooms, kitchens or bathrooms shall not be considered as bedrooms, except that separate dining rooms in efficiency units or rooms that could be converted into additional bedrooms shall be considered as bedrooms.

Table 30.14 – C

Unit Type	Minimum size requirement
Efficiency and one (1) bedroom units	600 square feet; average of 650 square feet for the residential development
Two (2) bedrooms units	800 square feet; average of 900 square feet for the residential development
Three (3) or more bedroom units	1,000 square feet; average of 1,100 square feet for the residential development
Senior/Affordable Units	540 square feet

D. Outdoor Space.

1. IMU, IMU-R, and SFMU

- a. A minimum outdoor space of one hundred and forty (140) square feet shall be provided per dwelling unit. Outdoor space may be provided as common or private space. Any required common outdoor space shall have minimum level surface dimensions of twenty (20) feet and a minimum area of four hundred (400) square feet. Landscaping and seating shall be

permanently integrated into all required outdoor spaces. The developer shall pay an amount of money, established by the City Council as a parks fee, to be used by the City for the purpose of fulfillment of recreational demand created by the project.

E. Distance Between Dwellings.

In the IMU, IMU-R and SFMU zones, a minimum distance of ten (10) feet shall separate exterior walls of separate buildings containing dwelling units on the same lot. The windows or window/doors of any one (1) dwelling unit may not face the windows or window/doors of any other dwelling unit unless separated by a distance of ten (10) or more feet except where the angle between the wall of the separate dwelling units is ninety (90) degrees or more. Walls parallel to each other shall be considered to be at a zero (0) degree angle.

F. Access to Dwelling Unit.

In the IMU, IMU-R and SFMU zones, an elevator shall be provided to serve all stories in a building containing more than three (3) dwelling units where the floor area of any dwelling unit is located only on the third story and other dwelling units are located on the first and second stories.

G. Laundry Facilities.

Laundry facilities shall be provided to serve all residential dwelling units on a lot. Such laundry facilities, constituting washer and dryer appliances connected to utilities, shall be provided in the individual dwelling units where there are three (3) or less dwelling units on a lot. Where there are more than three (3) dwelling units on a lot, laundry facilities shall either be provided in the individual dwelling units or in common laundry room. A common laundry room shall be in an accessible location and shall have at least one (1) washer and one (1) dryer for each ten (10) dwelling units, maintained in operable condition and accessible to all tenants daily between the hours of 7:00 A.M. and 10:00 P.M.

H. Storage Space – Private.

A minimum of ninety (90) cubic feet of private storage space shall be provided for each residential dwelling unit outside such unit unless a private attached garage, serving only the dwelling unit, is provided. Such private storage space shall have a minimum horizontal surface area of twenty-four (24) square feet and shall be fully enclosed and lockable.

30.14.050 – Mixed Use District Setback Requirements and Exceptions

A. Street Front and Street Side Setback.

In the IMU, IMU-R and SFMU zones, no person shall construct, locate or maintain within the space between a street and a setback line established by ordinance or by this title, any building, wall, fence or structure except:

1. General exceptions.

- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a set-back area;

- b. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches;
- c. Flagpoles limited to one (1) per site;
- d. Footings and public utility vaults if fully subterranean;
- e. Landscape accent lighting not to exceed eighteen (18) inches in height;
- f. Necessary railings adjacent to stairways;
- g. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction;
- h. Subterranean parking garages may extend to the street property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the street property line;
- i. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen (14) feet measured parallel to the building. Such steps and landings may project into the required setback area to the property line.

- 2. Storage of material prohibited.** No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this chapter, except temporarily during construction on the same premises temporarily during construction on the same premises.

B. Interior Setback.

In the IMU, IMU-R and SFMU zones, no person shall construct, locate or maintain within the space between a property line and an interior setback line established by ordinance or by this title, any building, wall, fence or structure except:

1. General exceptions.

- a. Boundary line walls.
- b. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches, provided they do not project closer than thirty (30) inches to an interior property line.
- c. Footings and public utility vaults if fully subterranean.
- d. Driveways, walks and parking areas including lighting pursuant to the provisions of Chapter 30.32.
- e. Railings adjacent to stairways.
- f. Subterranean and semi-subterranean parking garages may extend to the interior property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the interior property line.

g. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area four (4) feet for a length of fourteen (14) feet measured parallel to the building.

2. **Storage prohibited.** No required interior setback area shall be used to store any motor vehicle, trailer, camper, boat or parts thereof, equipment or any type of antenna except as provided for in this title.

30.14.060 – DSP Setback Requirements and Exceptions

A. Street Front and Street Side Setback.

In the DSP zone, no person shall construct, locate or maintain within the space between a street property line and a setback line established by ordinance or by this title, any building, wall, fence or structure with the following exceptions.

1. **Non-residential street frontage.** For those properties which are not designated for residential street frontage pursuant to Section 4.2.7 of the Downtown Specific Plan, the street and street side setback is that distance on private property so that the street curb to the building wall is a minimum **average** of twelve (12) feet. No building, wall, fence or structure shall be constructed, located or maintained within the required setback except:

- a. All those uses, structures, and appurtenant equipment permitted in Section 4.2.7.A of the Downtown Specific Plan;
- b. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area;
- c. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches;
- d. Footings and public utility vaults if fully subterranean;
- e. Landscape accent lighting not to exceed eighteen (18) inches in height;
- f. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction;
- g. Subterranean parking garages may extend to the street property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the street property line.

2. **Residential street frontage.** For those properties which are designated for residential street frontage pursuant to Section 4.2.7 of the Downtown Specific Plan, the street and street side setback is a minimum of six (6) feet. No building, wall, fence or structure shall be constructed, located or maintained within the required setback except:

- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area;

- b. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches;
- c. Flagpoles limited to one (1) per site;
- d. Footings and public utility vaults if fully subterranean;
- e. Landscape accent lighting not to exceed eighteen (18) inches in height;
- f. Necessary railings adjacent to stairways;
- g. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction;
- h. Subterranean parking garages may extend to the street property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the street property line;
- i. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required area between a street curb and the building for a length of fourteen (14) feet measured parallel to the building. Such steps and landings may project into the required setback area to the property line.

3. Storage of material prohibited. No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this chapter, except temporarily during construction on the same premises temporarily during construction on the same premises.

B. Interior Setback.

In the DSP zone, no person shall construct, locate or maintain within the space between a property line and an interior setback line established by ordinance or by this title, any building, wall, fence or structure except:

1. General exceptions.

- a. Boundary line walls.
- b. Eaves may project into a required setback area for a distance not to exceed thirty (30) inches, provided they do not project closer than thirty (30) inches to an interior property line.
- c. Footings and public utility vaults if fully subterranean.
- d. Driveways, walks and parking areas including lighting pursuant to the provisions of Chapter 30.32.
- e. Railings adjacent to stairways.

- f. Subterranean and semi-subterranean parking garages may extend to the interior property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the interior property line.
 - g. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area four (4) feet for a length of fourteen (14) feet measured parallel to the building.
2. **Storage prohibited.** No required interior setback area shall be used to store any motor vehicle, trailer, camper, boat or parts thereof, equipment or any type of antenna except as provided for in this title.