

Chapter 17.45 - MIXED/MULTIUSE ZONE

17.45.010 - Purpose.

- A. The purpose of this chapter to provide regulations that implement the goals and policies of the general plan and other similar long-range planning documents aimed at encouraging mixed-use development within the city. The mixed/multiuse zone is further intended to serve as an implementation tool of the city's housing element of the general plan by facilitating residential development on identified "housing opportunity sites."
- B. The mixed/multiuse (MMU) zone has the following major objectives:
1. Create "by-right" opportunities for new mixed/multiuse housing along major corridors to protect and preserve single-family residential neighborhoods, reduce automobile dependence, improve air quality and revitalize and transition underutilized uses;
 2. Implement state laws that require cities to demonstrate available land capacity and zoning tools to accommodate the city's projected need for housing;
 3. Encourage lot assembly to provide quality multi-unit housing at higher densities;
 4. Encourage commercial and mixed-use development at key intersections and nodes along major corridors and locate exclusively residential developments mid-block;
 5. Create a pedestrian-oriented mix of uses with convenient access between area neighborhoods, housing, employment centers, and retail services;
 6. Facilitate well-designed mixed/multiuse development projects that combine residential and nonresidential uses (e.g., office, retail, business services, personal services, public spaces and uses, other community amenities, etc.) vertically integrated (e.g., commercial frontage with residential and/or office uses above the first floor) or horizontally integrated (housing adjacent to commercial and office uses) to promote a better balance of jobs and housing;
 7. Stimulate economic development and reinvestment through regulations based upon recognized urban design principles that allow property owners to respond with flexibility to market forces; and
 8. Encourage the development of a unique zone character through a streetscape that provides attractive features (e.g., landscaping, niche or linear parks, public places, courtyards, etc.) designed to integrate the public realm (e.g., streets, sidewalks, etc.) with development on adjacent private property.

(Ord. No. 2834, § 6(Exh. A), 1-14-2014)

17.45.020 - Uses permitted.

No lot, premises, building or structure in the mixed use/multiuse zone shall be used for any use or purpose other than those specified in the following subsections:

1. Reserved;
2. Any use permitted in the C-1, C-2, and C-O zone except commercial cannabis testing laboratories;
3. Automobile parking lots, surface;
4. Automobile parking structure, above ground;
5. Bakeries employing not more than ten (10) persons on the premises;
6. Bakery products shops;
7. Barber shops;
8. Beauty shops;
9. Care facilities (less than six (6) persons);
10. Clothing and wearing apparel shops;
11. Confectionary stores;
12. Department stores;
13. Dwelling, multifamily;
14. Financial institutions;
15. Florist shops;
16. Furniture stores;
17. Grocery, fruit and vegetable stores of less than five thousand (5,000) square feet;
18. Jewelry stores;
19. Live/work.
20. Meat markets or delicatessens;
21. Mixed-use development, where residential and nonresidential uses are integrated vertically, including live/work opportunities. Nonresidential uses in vertical mixed-use projects shall be limited to:
 - a. Health and fitness centers.
 - b. Schools, specialized education and training.
 - c. Studios, professional.
 - d. Printing and publishing.
 - e. Studios—Art, dance, music, photography, etc.

- f. Retail trade uses that can only include:
 - (i) Appliance sales.
 - (ii) Arts, antiques, collectibles, and gifts.
 - (iii) Convenience stores.
 - (iv) Furniture and furnishings.
 - (v) Grocery stores.
 - (vi) Pet shops.
 - (vii) Restaurants.
 - (viii) Retail, general merchandise.
 - g. Bank and financial services.
 - h. Day care centers.
 - i. Laundry and dry cleaning.
 - j. Laundromats, self-service.
 - k. Offices.
 - l. Personal services.
22. Music stores;
 23. Office uses;
 24. Personal care facility, provided that there are no partitions in excess of four (4) feet in height in the interior of the tenant space, except appropriate interior partitions for a maximum of two (2) restrooms and one storage/office room not to exceed twenty-five (25) percent of the gross floor area, and that the front of the facility is not covered with blinds, curtains, or window coverings that block visibility into and through the facility;
 25. Photography shops and studios;
 26. Restaurants;
 27. Retail stores;
 28. Senior housing;
 29. Shoe stores and shoe repair shops;
 30. Stationary or book stores;
 31. Supportive housing;
 32. Tailors;
 33. Transitional housing; and
 34. Video Rentals.

(Ord. No. 2834, § 6(Exh. A), (Exh. E), 1-14-2014; Ord. No. 2909, § 4, 4-18-2017)

17.45.030 - Regulations.

The regulations contained in the following subsections shall apply to and be complied with as to every lot, premises, building and structure, and use in the mixed/multiuse (MMU) zone:

**Table 17.45.030A
Development Regulations—Mixed/Multiuse Zone (MMU)**

Development Regulation	MMU	Notes
1. Minimum density (residential uses)	25 du/ac	Minimum density for residential uses expressed as dwelling units per acre. Density is incentivized through land assembly/lot consolidation. See Section 17.45.040 for lot area per dwelling unit
2. Maximum density (residential uses)	35 du/ac	Maximum density for residential uses expressed as dwelling units per acre. The maximum density of 35 dwelling units on a one-acre lot with established percentages of open space required. It is not intended that lots less than one acre in size provide housing at the maximum density of the zone.
3. Maximum intensity (nonresidential uses)	1.0 FAR	Maximum floor area ratio (FAR) for nonresidential uses. Podium and underground parking is not counted toward floor area ratio (FAR).
4. Minimum lot area for any new project which contains residential only or mixed use with a residential component.	22,000 sq. ft.	See Section 17.45.040 for lot area per dwelling unit. For sites less than 22,000 sq. ft., new projects shall be non-residential only. This subsection shall not apply to residential development not fronting an arterial street.
5. Minimum lot frontage for any new project which contains residential only or mixed use with a residential component.	100 linear feet	This subsection shall not apply to residential development not fronting an arterial street

6. Minimum dwelling unit size	Studio: 500 sq. ft. 1-bdrm: 650 sq. ft. 2-bdrm: 800 sq. ft. 3-bdrm: 1,000 sq. ft.	
7. Maximum building height	4 stories/50 ft.	Underground levels and mezzanines lofts are allowed.
8. Distance between buildings (minimum)	10 ft.	Increase of 5 ft. for every 10 ft. of height, or fraction thereof, above 25 ft.
9. Front yard setback	5 ft. (min); 15 ft. (max)	
10. Street side setback	5 ft. (min); 15 ft. (max)	
11. Interior side setback	5 ft. (min); No max	Minimum 15 ft. if abutting residential zone district.
12. Rear yard setback	10 ft. (min) for residential portion, no requirement for commercial portion	Minimum 15 ft. if abutting residential zone district.
13. Permitted setback encroachments	6 ft. into setbacks	Balconies, awning, porches, stairways and similar elements may extend up to 6 ft. into the setback. Cornices, eaves, fireplaces, similar architectural features may extend 4 ft. into the front and rear setbacks and 3 ft. in interior setbacks.
14. Maximum lot coverage	None	
Landscape/open space standards:		
15. Publicly accessible open space (nonresidential)	The non-residential building footprint	See Section 17.10 for additional standards and Chapter 4.1 of the El Monte Comprehensive Design Standards.
16. Private open space (multi-family residential)	1st floor-150 sq. ft. per unit Upper floor-100 sq. ft. per unit	See Section 17.10 for additional standards and Chapter 4.1 of the El Monte Comprehensive Design Standards.

17. Common open space (multi-family residential)	200 sq. ft. per unit	See Section 17.10 for additional standards and Chapter 4.1 of the El Monte Comprehensive Design Standards.
Parking Standards:		
18. Surface parking	20 ft. min. setback from front lot line at driveway entrance; 15 ft. min side yard setback at driveway entrance.	See Section 17.45.050 for additional parking standards.
19. Garage/tuck-under parking	Prohibited along front and street side lot lines	See Section 17.45.050 for additional parking standards.
20. Underground/podium parking	Allowed beneath building footprint	See Section 17.11.050 for additional parking standards.
21. Above-ground parking structure	Permitted if screened from views from public right-of-way and adjacent single-family residential districts	See Section 17.45.050 for additional parking standards.

(Zoning Ordinance No. 2985, 10-20-2020)

17.45.040 - Lot area per dwelling unit.

- A. For every building hereafter erected or structurally altered as a multiple-family dwelling, dwelling group, or apartment structure, the following table establishes the permitted densities based on gross square footage of the lot.
- B. When calculating number of units, if insufficient area exists to provide the minimum lot area for the additional unit, the total number of units shall be rounded down to the smaller number.

**Table 17.45.040A
Permitted Densities/Graduated Scale - Mixed/Multiuse Zone (MMU)**

Lot Size Square Feet:	# of Dwelling Units Square Feet of Lot Area:
22,001—30,000	1/1,640 square feet
30,001—39,999	1/1,500 square feet
40,000—43,559	1/1,300 square feet
Above 43,560	1/1,244 square feet

(Ord. No. 2834, § 6(Exh. A), 1-14-2014; Ord. No. 2883, § 46, 6-21-2016)

17.45.050 - Parking regulations.

- A. The mixed/multiuse zone integrates commercial, office and residential uses with varying parking requirements, peak hour demands and vehicle loading needs. Flexibility in meeting these varying requirements and demands is accommodated through parking requirements and inclusion of shared parking, when feasible. This Section provides parking standards for buildings in the mixed/multiuse (MMU) zone.

**Table 17.45.050A
Parking Standards - Mixed/Multiuse Zone (MMU)**

Use:	Required Number of Spaces:	Notes:
	Residential and Mixed-Use:	
Multi-family residential and condominiums	Studio -1 space per unit One bedroom 1.5 spaces per unit Two or three bedrooms - 2 spaces per unit Four or more bedrooms - 2.5 spaces per unit in common parking areas; 3 spaces per unit if private and enclosed. Additional guest parking spaces shall be provided at 1/6 spaces per unit.	Per unit; Tandem parking is allowed in cases where multiple spaces are assigned to a single unit
Senior housing	1.0 spaces per unit for developments of 10 units or less. For developments of 11 units or more, the parking shall be 0.5 spaces per dwelling unit, or 10 spaces, whichever is greater. Additional guest parking shall be provided at 1/10 spaces per unit.	Tandem parking is not allowed for senior units.
Very low and lower income housing units	1.0 space per very low or lower income unit. This parking ratio only applies to those units which are designated for very low or lower income. Additional guest parking shall be provided at 1/10 spaces per unit.	Tandem parking is not allowed for very low or lower income units.
Moderate income housing unit	Studio or one bedroom: 1.0 space per unit Two bedrooms: 1.5 spaces per unit Three or more bedrooms: 2.0 spaces per unit This parking ratio only applies to those units which are designated for moderate income. Additional guest parking shall be provided at 1/8 spaces per unit.	Per unit; Tandem parking is allowed in cases where multiple spaces are assigned to a single unit

	Non-Residential:
Hotel	1 space per rentable room.
Medical office	1 space per 250 square feet.
Professional office	1 space per 350 square feet.
Retail	1 space per 250 square feet of floor area for the first 20,000 square feet of gross floor area, 1 space per 400 square feet of floor area for the next 30,000 square feet of gross floor area and 1 space per 500 square feet of floor area after the first 50,000 square feet.
Restaurants	1 space per 250 square feet of gross floor area. For outdoor dining, the first 400 square feet or an area equal to 100 percent of the indoor dining area, whichever is less, shall not require any parking. Outdoor dining in excess of what is noted shall require 1 space per 350 square feet of outdoor area.
Transit-oriented project	10 percent parking reduction for non-residential projects within one-quarter mile of a major transit stop as defined in Section 21155.b of the California Public Resources Code. This reduction shall not apply to legal non-conforming uses.

1. **Reduced Parking.** The Planning Commission and City Council may reduce the required parking after considering documentation and/or study provided by the applicant, staff's recommendation and giving decisive weights to all relevant facts, including but not limited to the following factors: availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; the characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street parking that will be provided; and whether the proposed use is new or a small addition to an existing use.
2. **Electric Vehicle Charging Stations.** In accordance with the California Green Building Code (CALGreen Code), new buildings shall be electric vehicle charging station ready. This requires residential and commercial properties alike to provide one 120V AC 20 amp and one 208/240V 40 amp, grounded AC outlet for each required parking space. The number of required parking spaces for electric vehicle charging shall be as follows:

**Table 17.45.050B
Electric Vehicle Charging Station Standards - Mixed/Multiuse Zone (MMU)**

Number of Required Electric Vehicle Charging Stations:	Total Number of Spaces:
Two (2) stations	Ten (10) to 50 parking spaces
Eight (8) percent of total spaces	51 to 150 parking spaces
12 stations	Greater than 150 parking spaces.

(Zoning Ordinance No. 2985, 10-20-2020)

17.45.060 - Frontage type regulations.

- A. This section provides frontage type standards for buildings in the mixed/multiuse zone (MMU). Types of frontages include:
1. Live-Work/Office Fronts. A frontage that reinforces both residential and work activities that can occur in the building. The elevation of the ground floor is located at or near the grade of sidewalk to provide direct public access to the building. Entrances and windows are provided on the front of the facade to provide eyes on the street and direct sidewalk access to commercial and office uses. The front setback may be improved with landscaping or as an extension of the public sidewalk to create a more pedestrian-friendly environment.
 - a. 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.
 - b. Minimum Ground Floor Interior Height. Twelve (12) feet minimum (floor-to-floor height - commercial ready).
 - c. Ground Floor Unit Entrances. All ground floor tenant spaces that have street frontage shall have entrances on a facade fronting a street. All other ground floor uses may have a common lobby entrance along the front facade or private entrances along other facades.
 - d. Upper Floor Unit Entrances. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a facade fronting a street.
 - e. Recessed Entrances. Entrances may be recessed into the facade.
 - f. Awnings and Marquees. Awnings or marquees may be provided 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.

grade of sidewalk to provide direct public access into the building. Large storefronts display windows are provided on the front of the facade to encourage visual access to merchandise displays and to encourage window shopping. Awnings or marquees are provided over storefront windows and entrances. The front setback is primarily improved as an extension of the public sidewalk to create a more pedestrian-friendly environment.

- a. 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.
- b. Minimum Ground Floor Ceiling Height. Fifteen (15) feet minimum (floor-to-floor height).
- c. Storefront Entrances. All ground floor tenant spaces that have street frontage shall have storefront entrances on the facade fronting a street.
- d. Lobby Entrances. Lobby entrances to upper floor uses shall be located on a facade fronting a street.
- e. Recessed Entrances. Storefront and lobby entrances may be recessed into the facade.
- f. Awnings and Marquees. Awnings or marquees are required 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.
- g. Projecting Elements (Balconies, Shade Structures, and Bay Windows). Projecting Elements on upper floors may project four (4) feet from the facade and project into the setback.
- h. Sidewalk and Setback Treatment. The public sidewalk shall be improved with street trees with an average spacing of thirty (30) feet on-center and pedestrian-scaled street lights (no taller than fourteen (14) feet). If the front facade is setback from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.

(Ord. No. 2834, § 6(Exh. A), 1-14-2014)

17.45.070 - Open space regulations.

This section provides open space standards for development within the mixed/multiuse zone (MMU).

- A. Usable Open Space Defined. Usable open space areas are an open area or an indoor or outdoor recreational facility which is designed and intended to be used for outdoor living and/or recreation. Usable open space shall not include any portion of parking areas, streets, driveways, sidewalks, or turnaround areas.
- B. The following standards shall apply to the requirements for open space:

1. Private Residential Open Space.
 - a. For stand-alone multi-family residential projects or as part of a mixed-use development, each residential unit shall be provided with at least one area of private open space accessible directly from the living area of the unit, in the form of a fenced yard or patio, a deck or balcony at a minimum area of one hundred fifty (150) square feet per unit for first floor units and one hundred (100) square feet per unit for upper floors.
 - b. The minimum dimension, width or depth, of a balcony shall be five (5) feet.
2. Common Residential Open Space.
 - a. For stand-alone multi-family residential developments, each residential unit shall be provided with at least two hundred (200) square feet of common residential open space.
 - b. All common open space shall be conveniently located and accessible to all dwelling units on the site.
 - c. Common open space areas may include landscaping, pedestrian paths, and recreational facilities.
 - d. In projects containing fewer than ten (10) units, the common open space shall have a minimum width and depth of ten (10) feet. In projects containing ten (10) or more units, the minimum width and depth shall be twenty (20) feet.
3. Recreational Amenities/Facilities.
 - a. For projects containing twenty-five (25) or more residential units in stand-alone multi-family residential developments and as part of a mixed-use development, one common recreational amenity shall be provided for each twenty-five (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. In all cases, each square foot of land area devoted to a recreational amenity shall be credited as common open space on a 1:1 basis.
 - (i) Clubhouse (two (2)).
 - (ii) Swimming pool (two (2)).
 - (iii) Tennis court (one per court).
 - iv) Basketball court (one per court).
 - (v) Racquetball court (one per court).
 - (vi) Weightlifting facility.
 - (vii) Children's playground equipment.
 - (viii) Sauna.

- (ix) Jacuzzi.
- (x) Day care facility (two (2)).
- (xi) Other recreational amenities deemed adequate by the Economic Development Director.

(Ord. No. 2834, § 6(Exh. A), 1-14-2014)

17.45.080 - Public space amenities requirements.

- A. Each project proposed within the mixed/multiuse zone (MMU) 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.
 2. Urban Gardens. An urban garden can be located on the ground level, or on upper levels of a structure. Urban gardens include ornamental landscaping arranged in raised or at-grade planters or planting areas, potted plants and trees. Many times there are sculptures or other forms of public art that are included within the urban garden.
 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 either a public space or some other feature within the interior of a development. Pedestrian alleys or walkways must be designed in such a manner so 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. Sometimes public art, street furniture and access to shops and public spaces are features of pedestrian alleys and walkways.

(Ord. No. 2834, § 6(Exh. A), 1-14-2014)

17.45.090 - Live-work development.

This section provides operational and compatibility standards for the development of live/work units within the mixed/multiuse zone (MMU).

- A. Allowed Uses.

1. The nonresidential component of a live/work unit shall only be a nonresidential use allowed within the MMU zone, except that certain uses are determined to be not appropriate within a residential environment and are therefore prohibited as provided in subsection B, below.
 2. The residential component of a live/work unit shall only be a residential use allowed within the MMU zone.
- B. Prohibited Uses.
1. A live/work unit shall not be used for any of the following activities or similar activities as determined by the Director:
 - a. Adult-oriented businesses;
 - b. Animal care or boarding;
 - c. Classroom instruction (e.g., art/music lessons, tutoring, and similar uses) involving five (5) or more students at any one time;
 - d. Commercial food preparation activities;
 - e. Industrial uses;
 - f. Vehicle maintenance or repair (i.e., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, etc.;
 - g. Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use;
 - h. Medical and dental offices, clinics, and laboratories (not including chiropractors or counselors/psychotherapists);
 2. Activities or uses that are not compatible with residential activities or that would clearly conflict with other live/work activities or the character of the surrounding neighborhood as determined by the Director; and
 3. Activities or uses that would adversely affect the health or safety of live/work unit residents, because of dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or that would be hazardous because of materials, processes, products, or wastes.
- C. Site Planning and Design Standards.
1. Each live/work unit fronting a public right-of-way shall have a pedestrian-oriented frontage that allows views into the interior of the nonresidential areas of the unit.
 2. Each live/work unit shall have a clearly identified, separate access from other live/work units within the structure or development. Access to individual units shall be from common access areas, parking lots, or walkways. Access to each unit shall be clearly identified to provide for emergency services.
 3. The living space within the live/work unit shall be contiguous with the working space, with direct access between the two (2) areas.

D. Operational Standards.

1. No portion of a live/work unit shall be separately sold or rented.
2. The owner or developer of a structure containing live/work units shall provide written notice to all occupants, tenants, and users that the surrounding area may be subject to higher impacts associated with nonresidential uses (e.g., noise) than exist in more predominantly residential areas. Performance standards for live/work units shall be those applicable to nonresidential uses allowed in the zone in which the live/work units are located.
3. All activities related to the "work" component of a live/work unit shall be conducted within a completely enclosed building.
4. Up to two (2) additional persons who do not reside in the live/work unit may work in the unit.
5. Client and customer visits to live/work units are allowed.
6. Parking for each live/work unit shall be provided in compliance with Chapter 17.08 (Parking Requirements).
7. A live/work unit shall not be converted to either entirely residential use or entirely nonresidential use.
8. A live/work use may display a window or building-mounted sign up to a maximum of five (5) percent of the building frontage area used for commercial purposes. Signs shall not be illuminated, including neon signs.

(Ord. No. 2834, § 6(Exh. A), 1-14-2014)

17.45.100 - Vertical mixed-use development.

This section provides operational and compatibility standards for vertical mixed-use development within the mixed/multiuse zone (MMU).

A. Operational Standards.

1. Joint tenants and owners association.
 - a. A joint tenants and owners association shall be formed to ensure the well-being of each tenant and owner in a mixed-use project.
 - b. The association bylaws, including voting rights, shall be subject to review by the City Attorney and approval by the Director. The association's bylaws shall include the following:
 - (i) Assignment of parking spaces per each use.
 - (ii) Identification of maintenance responsibilities for landscaping, parking facilities, and recycling and refuse storage facilities. Noise notification procedures.
 - (iii) Relationship between uses regarding association representation

- (iv) Voting procedures.
 - (v) Procedures for solving problems that may arise between the different types of uses or residents.
- 2. Loading and Unloading Activities. Where applicable, the covenants, conditions, and restrictions of a mixed-use project shall indicate the times when the loading and unloading of goods may occur on the street, provided that in no event shall loading or unloading take place after 10:00 p.m. or before 7:00 a.m. on any day of the week.
- 3. Noise Notification.
 - a. Residents, whether owners or tenants, of a mixed-use development project shall be notified in writing before taking up residence that they will be living in an urban type of environment and that the noise levels may be higher than a typical residential area.
 - b. The covenants, conditions, and restrictions of a mixed-use project shall require that the residents acknowledge their receipt of the written noise notification. Their signatures shall confirm receipt and understanding of this information
- B. Parking. Residential parking shall be secured and separated from public parking.
- C. Bicycle Storage Areas. 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 twenty (20) dwelling units, and one bicycle storage unit for every five (5) additional dwelling units.
- D. Fences and walls. In addition to the regulations in Table 17.06.120 (Fences, Walls, and Hedges), fences and walls shall be subject to the following regulations:
 - 1. Separation Wall Required. A masonry separation wall shall be constructed on all property lines adjacent to any single-family residential district. Pedestrian access points are encouraged and may be allowed subject to approval of the Director. The separation wall shall be six (6) feet in height, as measured from the highest elevation of land contiguous to the wall, except in a required front setback area and in a required exterior side setback area for a corner, reverse corner or key lot, where the wall shall be limited to thirty-six (36) inches in height.
 - 2. Other Fences and Walls. Fences and walls are allowed in any yard area subject to the following height regulations:
 - a. Front yard and street side yard setback area. In the front yard and street side yard setback area, fences and walls are prohibited.
 - b. All other areas. In all other areas, the height shall be limited to six (6) feet, as measured from the side of the fence or wall with the highest grade.

3. Location. All perimeter fences and walls shall be constructed on the property line unless a different location is permitted by the Economic Development Director. No parallel wall or fence shall be constructed less than five (5) feet from an existing wall or fence, unless approved by the Economic Development Director.
4. Materials.
 - a. Chain link fencing is prohibited, except that chain link fencing may be used for temporary fencing needs (construction sites, special events, vacant lots, etc.).
 - b. Barbed wire and concertina wire are prohibited.
- E. Trash Enclosures. Enclosures shall be required for refuse and recycling bins and their location shall be clearly indicated on required site plan. Outside trash enclosures shall be a minimum six (6) feet in height and shall be architecturally compatible with main building. Enclosures are not permitted in required front yard or street side yard setback area.
- F. Landscaping. Landscaping shall comply with Section 17.10 (Landscaping) and Chapter 4.1 Section E. Landscape Design, of the El Monte Comprehensive Design Standards.
- G. Screening and Buffering—Mechanical Equipment and Trash Facilities. All mechanical equipment, heat and air-conditioning equipment shall be architecturally screened from view and buffered and trash facilities shall be screened and buffered.
- H. Signs. Signs shall comply with Chapter 17.12 (Sign Standards and Signage Regulation). In addition, in the MMU zone where both residential and nonresidential uses are allowed, the signage rights and responsibilities applicable to a particular use shall be determined as follows: residential uses shall be treated as if they were located in the residential area where that type of use would be allowed as a matter of right, and nonresidential uses shall be treated as if they were located in a zone where that particular use would be allowed, either as a matter of right or subject to a discretionary process.
- I. Sound mitigation. Residential dwelling units shall be designed to be sound attenuated against present and future project noise. New projects or new nonresidential uses in existing projects shall provide an acoustical analysis report, by an acoustical engineer, describing the acoustical design features of the structure required to satisfy the exterior and interior noise standards.
- J. Design Criteria.
 1. A mixed-use development project shall be designed and constructed to:
 - a. Be pedestrian in its focus by:
 - (i) Providing direct pedestrian linkages to adjacent public sidewalks.
 - (ii) Creating enhanced pedestrian connections throughout the project between residential and nonresidential uses and parking areas.

- (iii) Providing enhanced pedestrian amenities throughout the project, including seating, pedestrian area lighting, special paving, public art, water features, common open space, directories, and similar items to create a pleasant pedestrian experience.
 - b. Incorporating architectural design elements and materials that relate to a pedestrian scale.
 - c. Locate uses in proximity to one another without large intervening parking lots so that it is convenient for people to walk between the various uses and park their vehicles only once.
 - d. Create a pedestrian scale and character of development along the street by providing significant wall articulation and varying roof heights, incorporating pedestrian scale elements (e.g., doors, windows, lighting, landscaping), and locating storefronts and common open space areas (e.g., plaza, courtyard, outdoor dining) near the public sidewalk to contribute to an active street environment.
- 2. Consistent use of architectural details and materials. Architectural style and use of quality materials shall be compatible and consistent throughout an entire mixed-use project. However, differences in architectural details and materials may occur to differentiate between the residential and nonresidential portions of the project. The overall project design and site layout shall be one that promotes a strong pedestrian environment and active street frontage. This can be accomplished by incorporating features into the project as outlined in subsection 3, below.
- 3. Features.
 - a. Street Level Features. Variations in the front building plane shall be incorporated through the use of varying building setbacks, variations in wall planes, and the inclusion of pedestrian amenities (e.g., plaza, courtyard, outdoor dining, landscaping). Long expanses of blank walls shall be prohibited.
 - b. Pedestrian-Oriented Features. At least seventy-five (75) percent of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).
 - c. Upper Level Features. Upper floor balconies, bays, and windows shall be provided whenever opportunities exist for these types of features.
 - d. Entrances. When nonresidential and residential uses are located in a vertical mixed use structure, separate pedestrian entrances shall be provided for each use. The entrances for nonresidential uses shall be designed to be visually distinct from the entrances for residential uses. Entrances to individual residential units in a vertical mixed use project shall not be allowed along a

street frontage. Instead shared entrances to residential units located above the ground floor shall be from lobbies that serve multiple units.

- e. Neighborhood Interface. The design of new infill development shall be sensitive to the scale and design characteristics of established structures in abutting residential neighborhoods, with the objective of achieving a harmonious transition between the new development and existing neighborhood. Consideration shall be given to factors including, but not limited to, orientation of architectural features, building articulation, and exterior building treatments.
- f. Lighting. Lighting shall be incorporated along sidewalks or other pedestrian walkways, plazas, paseos, courtyards, and other common open areas to enhance the pedestrian environment and increase public safety. Lighting for nonresidential uses shall be designed, located, and shielded to ensure that they do not adversely impact the residential uses, but shall provide sufficient illumination for access and security purposes.
- g. Security. Projects shall be designed to minimize security risks to residents and to minimize the opportunities for vandalism and theft. This may be accomplished by:
 - (i) Maximizing visibility to common open space areas, internal walkways, and public sidewalks. Use opportunities for natural surveillance to increase visibility.
 - (ii) Using walkways, low fences, lighting, signage, and landscaping to clearly guide people and vehicles to and from the proper entrances.
 - (iii) Eliminating areas of concealment, hiding places, and dead spaces.
 - (iv) Using lighting to improve the visibility of common areas while enhancing the pedestrian environment. Lighting should not be overly bright and should provide a uniform level of light over the subject area to eliminate dark spaces.

(Ord. No. 2834, § 6(Exh. A), 1-14-2014)

17.45.110 - Outdoor dining.

This section provides standards for outdoor dining areas within the mixed/multiuse zone (MMU). Outdoor dining restricted is restricted to the ground floor only.

- A. Public Property. Outdoor dining on public property shall require approval of an encroachment permit by the Public Works Director and compliance with the standards of the Public Works Department.
- B. Private Property. Outdoor dining on private property shall comply with the following standards:

1. **Coordinated Design Scheme.** The design and appearance of proposed improvements or furniture (e.g., tables, chairs, benches, umbrellas, planters, menu boards, etc.) to be placed in an outdoor dining area shall present a coordinated theme and shall be compatible with the appearance and design of the primary structure, as determined by the Director.
 2. **Hours of Operation.** Hours of operation for outdoor dining areas shall coincide with those of the associated indoor restaurant.
 3. **Property Maintenance.** The operator shall maintain the outdoor dining area(s) in a neat, clean, and orderly condition at all times. This shall include all tables, benches, chairs, displays, or other related furniture. An adequate number of trash receptacles shall be provided to serve the outdoor dining area.
 4. **Outdoor Bar Prohibited.** A bar designed and/or operated to sell or dispense any alcoholic beverages shall not be allowed in the outside dining area.
 5. **Location.** Outdoor dining areas may be allowed to locate in required setback areas but shall not encroach into required parking areas. They may be allowed to encroach into a public right-of-way with an approved encroachment permit issued by the City Engineer.
 6. **Noise.** Amplified sound (e.g., music, television, etc.) shall not be audible beyond the lot line.
- C. **Review Criteria.** When reviewing an application to allow outdoor dining, the review authority shall consider the relation of outdoor dining areas to sensitive noise receptors (e.g., hospitals, schools, and residential uses). Mitigation measures shall be applied to eliminate potential impacts related to glare, light, loitering, and noise.

(Ord. No. 2834, § 6(Exh. A), 1-14-2014)

17.45.120 - Signs.

- A. **Signage.** All development within the MMU zone shall have a "master sign program" as part of the project design. The sign program shall identify the location for all signage that may be located on the building, the allowable sign materials, lighting methods and sign design. In addition, temporary signs and banners will be included in the sign program, as to whether or not they are allowed, and if they are allowed, then where these signs may be located within the development project. At no time, shall the sign program allow for signage in excess of those standards within Section 17.12 (Sign Standards and Signage Regulation). "Box" signs, "canister" or "can" signs are prohibited.

Pedestrian-oriented, way finding and non-illuminated hanging "blade" signs that either hang under a colonnade or canopy, or project from the façade of a building, shall not be counted within the sign area formula that is used to calculate the maximum amount of sign area for each building. In other words, the hanging or projecting blade sign is a "free" sign in regards to being included in calculating the maximum amount of sign area that a development or store may have. In no case, shall a pedestrian-oriented, non-illuminated

hanging or projecting blade sign exceed two (2) square feet maximum per sign face, or two (2) square feet for a double-faced blade sign.

(Ord. No. 2834, § 6(Exh. A), 1-14-2014)

17.45.130 - Housing element implementation.

- A. To comply with housing element law, Government Code Sections 65583.2(h) and (i) and 65583(c)(1) (AB 2348), which requires the city to demonstrate adequate sites for the Housing Element update and facilitate development of affordable housing within the MMU zone, the city must ensure at least ten and one-half (10.5) acres within the MMU zone are designated for exclusively residential uses allowing a minimum twenty (20) dwelling units per acre to accommodate at least fifty (50) percent of the city's lower-income Regional Housing Needs Allocation (RHNA).
- B. Pursuant to Government Code Section 56863, if a designated parcel is developed with a mix of residential and nonresidential uses or at less than twenty (20) units per acre, the city will immediately identify an alternative site with established minimum density requirements.
- C. The city will report on the progress of residential development in the MMU zone in its annual progress reports required pursuant to Government Code Section 65400 and due on April 1st of each year. The inventory of available sites will also be made available to the development community through various outreach methods.

(Ord. No. 2834, § 6(Exh. A), 1-14-2014)

17.45.140 - Other applicable regulations.

In addition to the requirements contained in this Chapter 17.45, regulations contained in the following chapters of this Title 17 shall apply to development in the MMU zone:

Chapter 17.06: General regulations.

Chapter 17.08: Parking requirements.

Chapter 17.10: Landscaping standards.

Chapter 17.11: Water efficiency.

Chapter 17.12: Sign standards and signage regulation.

Chapter 17.24: Conditional use permits.

Chapter 17.14: Nonconforming provisions.

Chapter 17.22: Design review.

Chapter 17.86: Comprehensive design guidelines.

El Monte Comprehensive Design Guidelines—Chapter 4 Implementing the Vision: Multi-Family Residential and Mixed-Use Design Guidelines.

(Ord. No. 2834, § 6(Exh. A), 1-14-2014)