



COMMUNITY DEVELOPMENT DEPARTMENT | Planning Division

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Mixed Use (MU) Zoning District

Excerpts from Land Use Code Chapter 20.08, Article VI

Last Updated: July 1, 2023

Permitted and conditionally-permitted uses

The following table identifies the permitted and conditionally-permitted uses for the Mixed Use District. This table to be used in conjunction with the definitions contained in Chapter 20.28, Article IX. Refer also to the specific use regulations as noted. Chapter 20.28, Article V describes the procedures for obtaining a conditional use permit.

Permitted (P) and Conditionally Permitted (C) Uses	Specific Use Regulations
Residential Uses	
Accessory dwelling unit and junior accessory dwelling unit	P HMC 20.20.010
Employee housing for six or fewer employees in accordance with Cal. Health & Safety Code § 17000 et seq.	P
Home occupations	P HMC 20.20.005
Residential uses as part of a mixed use development	C
Multifamily dwellings not part of a mixed use development	P
Residential care, general	C
Residential care, limited	P
Single-family attached dwellings not part of a mixed use development	P
Supportive housing	P
Transitional housing	P
Vacation rental homes	--
Retail Trade	
Alcoholic beverages (off-sale)	C HMC 20.20.075
Artisan shop	P
Cannabis Storefront Retailer (Dispensary)	P HMC 20.20.095
Cannabis Microbusiness (without cultivation)	P HMC 20.20.095
Convenience store • Beer and wine sales (off-sale), ancillary	C C HMC 20.20.075
Grocery and specialty food sales • 3,500 square feet or less	P

Permitted (P) and Conditionally Permitted (C) Uses		Specific Use Regulations
• More than 3,500 square feet	C	
Outdoor display and sales	P	Ch. 20.16 HMC, Art. V
Retail, general	P	
• Extended hours	C	
• Secondhand goods	C	
Sporting goods sales, with rental as an accessory use, with firearm sales	C	HMC 20.20.105
Services		
Bank, financial services	P	
Business support services	P	
Catering	P	
Instructional services	C	
Medical services, minor	C	
Personal services	P	
Recycling, small collection facility	C	
Specialty transportation rental, touring services	C	
Storage – indoor	C	
Tasting room	C	HMC 20.20.075
Vehicle services – service station	C	HMC 20.20.065
• Beer and wine sales (off-sale), ancillary	C	HMC 20.20.075
Visitor lodging	C	
Eating and Drinking Establishments, Entertainment		
Bar, nightclub	C	HMC 20.20.075
Restaurant	P	HMC 20.16.080
• Amplified music audible from outside the building	C	
• Extended hours	C	
Food and Beverage Production		
Food and beverage production – limited	C	
Utilities		
Public utility facility	P	
Telecommunication facility – minor	P	HMC 20.20.080
Telecommunication facility – major	C	HMC 20.20.080
Accessory Uses		

Permitted (P) and Conditionally Permitted (C) Uses		Specific Use Regulations
Accessory uses customarily associated with or essential to a permitted or conditionally permitted use, and operated incidental to the principal use	P	
Drive-through service	C	

Minimum development standards

Minimum lot area	20,000 square feet
Minimum lot width	100 feet
Minimum lot depth	120 feet
Minimum front yard	None
Minimum side yard (interior)	None
Minimum side yard (street side)	10 feet. for residential uses 0 feet for non-residential uses, except 10 feet required adjacent to residential district
Minimum rear yard	10 feet for residential uses 0 feet for non-residential uses, except 10 feet required adjacent to residential district
Maximum floor area ratio	100 percent
Maximum site coverage	60 percent
Maximum building height	35 feet when abutting or directly across a street/alley from a site zoned for single-family housing as a permitted use. 40 feet when abutting or directly across a street/alley from a site zoned for multi-family housing as a permitted use. 50 feet in all other instances. Exceptions to this requirement are prescribed in Section 20.16.065. Accessory building heights are regulated in Section 20.16.030.

Residential development standards

A minimum of 200 square feet of usable open space shall be provided per dwelling, subject to the location and design criteria of [Section 20.20.015](#), with the following exceptions:

- The Planning Commission may reduce or waive this requirement in consideration of open space or recreational facilities that are available within reasonable proximity. Required open spaces may be either group (common) or private open space.
- Private usable open space located at ground level shall have a minimum area of 120 square feet.
- Up to 75 percent of ground level open space may be covered by an overhang or balcony.

Commercial development standards

With the exception of the uses listed in Chapter 20.16, Article V, all uses and operations located in commercial districts shall be within enclosed buildings.

Other development requirements

The following additional requirements apply to development in MU district:

- Accessory structures: Chapter [20.16](#) HMC, Article II.
- Inclusionary housing: HMC [20.20.030](#).
- Accessory dwelling units: HMC [20.20.010](#).
- Off-street parking and loading: Chapter [20.16](#) HMC, Article VIII.
- Fences and walls: Chapter [20.16](#) HMC, Article III.
- Riparian setbacks: HMC [20.24.090](#).
- Design review: Chapter [20.28](#) HMC, Article IV.
- Signs: Chapter [20.16](#) HMC, Article IX.