

Title 10. Planning and Zoning

Chapter 2. ZONING AND LAND USE

Article 2. Zoning Districts

Division 7. MU Mixed-Use and CR Regional Commercial Zones

§ 10-2.913. Development standards: MU-1 mixed-use zone.

- (a) Floor area ratio. See definition of floor area ratio in Section **10-2.402**.
- (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.5, except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.
 - a. The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 0.6 (see definition of floor area ratio in Section **10-2.402**).
 - (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.3.
- (b) Residential density. The maximum number of dwelling units on a lot shall be no more than one unit for each 1,452 square feet of lot area.
- (c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.
- (d) Building height. (See definition of building height in Section **10-2.402**.)
- (1) Commercial uses. For projects containing only commercial uses, no building or structure shall exceed a height of 30 feet.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building or structure shall exceed a height of 38 feet, except that building heights or structures up to a maximum of 45 feet may be approved upon portions of the lot, subject to Planning Commission Design Review.
 - (3) Residential uses. For projects containing only residential uses, no building or structure shall exceed a height of 38 feet, except that building heights or structures up to a maximum of 45 feet may be approved upon portions of the lot, subject to Planning Commission Design Review.
- (e) Stories. (See definition of story in Section **10-2.402**.)
- (1) Commercial uses. For projects containing only commercial uses, no building shall exceed two stories.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building shall exceed three stories.
 - (3) Residential uses. For projects containing only residential uses, no building shall exceed three stories.
- (f) Setbacks. The minimum setback requirements shall be as follows:
- (1) Front setback.
 - a. Minimum required. There shall be a minimum front setback average of five feet, but at no point less than three feet the full width of the lot, except as follows (see setback averaging in Section **10-2.1520**):
 1. Display windows may project three feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.
 2. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.
 - b. Maximum permitted. In commercial or mixed-use projects, the front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.
 - (2) Side setback.
 - a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.
 - b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:
 1. There shall be a minimum side setback of 20 feet the full length of the lot;
 2. The required side setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
 - (3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - a. There shall be a minimum rear setback of 20 feet the full width of the lot; and
 - b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
 - (4) Second story setback. The second story shall have a minimum setback of 15 feet from any property line abutting a street.
 - (5) Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.
- (g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section **10-5.1510**).
- (h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided.

- (1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.
- (2) Public open space shall be contiguous to the maximum extent feasible.
- (3) Areas less than 10 feet in width shall not count as public open space.
- (4) The requirement of 10% public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.
- (i) General regulations. See Article 3 of this chapter.
- (j) Parking regulations. See Article 5 of this chapter.
- (k) Sign regulations. See Article 6 of this chapter.
- (l) Landscaping regulations. See Article 7 of this chapter.
- (m) Procedures. See Article 12 of this chapter.
(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 7, Ord. 3076 c.s., eff. July 7, 2011, and § 4, Ord. 3257 c.s., eff. August 17, 2023, and Ord. 3282-24 c.s., eff. December 12, 2024)

§ 10-2.915. Development standards: MU-3 mixed-use zone.

- (a) Floor area ratio. (See definition of floor area ratio in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.0.
 - (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.3.
- (b) Residential density. The maximum number of dwelling units on a lot shall be no more than one unit for each 1,245 square feet of lot area.
- (c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.
- (d) Building height. (See definition of building height in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, no building or structure shall exceed a height of 30 feet.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building or structure shall exceed a height of 38 feet, except that building heights or structures up to a maximum of 45 feet may be approved upon portions of the lot, subject to Planning Commission Design Review.
- (e) Stories. (See definition of story in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, no building shall exceed two stories.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building shall exceed three stories.
- (f) Setbacks. The minimum setback requirements shall be as follows:
 - (1) Front setback.
 - a. Minimum required. There shall be a minimum front setback of 10 feet the full width of the lot, except as follows:
 - 1. Display windows may project three feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.
 - 2. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven feet into the required setback.
 - 3. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.
 - b. Maximum permitted. In commercial or mixed-use projects, the front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.
 - (2) Side setback.
 - a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.
 - b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - 1. There shall be a minimum side setback of 20 feet the full length of the lot;
 - 2. The required side setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
 - (3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - a. There shall be a minimum rear setback of 20 feet the full width of the lot;
 - b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
 - (4) Second story setback. The second story shall have a minimum setback of 18 feet from any property line abutting a street.
 - (5) Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.
- (g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section **10-5.1510**).
- (h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided.
 - (1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.
 - (2) Public open space shall be contiguous to the maximum extent feasible.
 - (3) Areas less than 10 feet in width shall not count as public open space.
 - (4) The requirement of 10% public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.

- (i) General regulations. See Article 3 of this chapter.
- (j) Parking regulations. See Article 5 of this chapter.
- (k) Sign regulations. See Article 6 of this chapter.
- (l) Landscaping regulations. See Article 7 of this chapter.
- (m) Procedures. See Article 12 of this chapter.
(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 8, Ord. 3076 c.s., eff. July 7, 2011)

§ 10-2.916. Development standards: MU-3A mixed-use zone.

- (a) Floor area ratio. (See definition of floor area ratio in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.0.
 - (2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:
 - a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area of 0.3 multiplied by the lot area within 130 feet of the property line abutting Pacific Coast Highway.
- (b) Residential Density.
 - (1) Maximum lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each 1,452 square feet of lot area.
 - (2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot that is listed on Table B-2 in the 2021-2029 Housing Element shall be no less than one unit for each 2,179 square feet of lot area.
- (c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.
- (d) Building height. (See definition of building height in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, no building or structure shall exceed a height of 30 feet.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building or structure shall exceed a height of 38 feet, except that building heights or structures up to a maximum of 45 feet may be approved upon portions of the lot, subject to Planning Commission Design Review.
- (e) Stories. (See definition of story in Section **10-2.402**.)
 - (1) Commercial uses. For projects containing only commercial uses, no building shall exceed two stories.
 - (2) Mixed-use. For projects including both commercial and residential uses, no building shall exceed three stories.
- (f) Setbacks. The minimum setback requirements shall be as follows:
 - (1) Front setback.
 - a. Minimum required. There shall be a minimum front setback of 10 feet the full width of the lot, except as follows:
 - 1. Display windows may project three feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.
 - 2. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven feet into the required setback.
 - 3. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.
 - b. Maximum permitted. In commercial or mixed-use projects, the front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.
 - (2) Side setback.
 - a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.
 - b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - 1. There shall be a minimum side setback of 20 feet the full length of the lot;
 - 2. The required side setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
 - (3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:
 - a. There shall be a minimum rear setback of 20 feet the full width of the lot;
 - b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section **10-2.2502**).
 - (4) Second story setback. The second story shall have a minimum setback of 18 feet from any property line abutting a street.
 - (5) Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.
- (g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section **10-5.1510**).
- (h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided.
 - (1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.
 - (2) Public open space shall be contiguous to the maximum extent feasible.
 - (3) Areas less than 10 feet in width shall not count as public open space.
 - (4) The requirement of 10% public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.
- (i) General regulations. See Article 3 of this chapter.

(j) Parking regulations. See Article 5 of this chapter.

(k) Sign regulations. See Article 6 of this chapter.

(l) Landscaping regulations. See Article 7 of this chapter.

(m) Procedures. See Article 12 of this chapter.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 9, Ord. 3076 c.s., eff. July 7, 2011, and Ord. 3282-24 c.s., eff. December 12, 2024)