

## ***Chapter 17.54 MIXED USE (MU) DISTRICT***

### **17.54.010 Purpose.**

The purpose of the mixed use (MU) district is to provide for a variety of residential, commercial and light industrial uses that will not cause odors, noise, visual or other adverse impacts. Conflicts that may result from the intermixing of land uses should be addressed by site-specific performance standards. This district is consistent with the commercial (C) and mixed use (MU) general plan land use designations.

(Ord. 99-4 § 41, 1999; prior code § 5.02.260 (A))

(Ord. No. 2018-01 , § 23, 7-17-2018)

### **17.54.020 Permitted uses.**

The following uses are permitted outright in the MU district:

- A. Agricultural uses; provided that, the lot contains one acre of gross area, and
  - 1. Animal husbandry does not exceed the following number of animals per one-half acre:
    - a. One horse, mule, steer or similar sized animal, or
    - b. Three goats, sheep, swine, llamas, alpacas or similar sized animals, or
    - c. Three adult emu, rhea, ostriches, or similar sized birds, or
    - d. Twenty-five turkeys, chickens, ducks, geese, rabbits or similar sized animals,
    - e. Unlimited fish, frogs, worms or similar sized animals.
  - 2. Animals shall be kept in a clean and sanitary condition (county ordinance code Section 6.04.050) and in a manner that does not become a nuisance (Section 6.04.060);
- B. Sale of products grown on the premises.

(Ord. 99-4 § 42, 1999; prior code § 5.02.260 (B))

### **17.54.025 Uses requiring a zoning permit.**

The following uses are permitted in the M-U district if accessory to a residence, if a zoning permit is issued, and subject to the provisions of Sections 17.88.170 through 17.88.196:

- A. A one- or two-family residence, provided, that for parcels created after January 10, 1984, the lot size must meet the building site requirement established in Section 17.54.060A:
- B. Home occupation with no customer vehicle trips;
- C. Guest house;
- D. Seasonal sales of pumpkins and Christmas trees when conducted separately from a legally established commercial use on the lot.

(Ord. 99-4 § 43, 1999; Ord. 95-3 § 59, 1995)

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(Ord. No. 2018-01 , § 23, 7-17-2018)

**17.54.030 Uses requiring an administrative permit.**

The following uses are permitted in the M-U district if an administrative permit is issued, and subject to the provisions of Sections 17.88.200 through 17.88.235:

- A. Home occupation with customer vehicle trips;
- B. Family care residence;
- C. Small family day care home or Large family day care home;
- D. Bed and breakfast guest facility;
- E. Boarding house;
- F. Second residence; provided, the site conforms to the applicable general plan land use densities and parcel size limitations of the district for two dwelling units;
- G. If conducted within a commercial building:
  - 1. Retail sales,
  - 2. Personal services,
  - 3. Professional, business, administrative and medical offices;
- H. Boutique or small winery (see Section 17.88.300);
- I. Residential care facility serving more than six residents.

(Ord. 2002-6 § 16, 2002; Ord. 99-4 § 44, 1999; Ord. 95-3 § 60 (part), 1995; prior code § 5.02.260(C))

(Ord. No. 2015-01, § IX, 4-14-2015; Ord. No. 2018-01 , § 23, 7-17-2018)

**17.54.040 Uses requiring a use permit.**

The following uses are permitted in the M-U district if a use permit is issued:

- A. Day care center;
- B. Multifamily residence;
- C. Hotel, motel, recreational vehicle park, campground;
- D. Auto or truck service station, auto or boat repair service, self-serve and non-self-serve auto wash; auto or truck parts or supplies;
- E. Wholesale and retail sales of building, electrical or plumbing materials; furniture sales; farm or ranch supplies;
- F. Sales of autos, boats, motorcycles, mobile homes, agricultural equipment; nursery or garden supplies and other outdoor sales and storage uses;
- G. Bowling alley, theater, video game center, billiard parlor, fraternal organization;
- H. Large and small animal veterinary hospital, provided kennels are located within a building;
- I. Contractor's yard, truck terminal, truck yard, truck repair and wash;

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- J. Warehouse and mini-storage;
  - K. Church;
  - L. Light manufacturing activities that are at a scale commensurate with the size of the community; and do not cause odors, noise, visual or other adverse impacts;
  - M. Commercial and light industrial condominiums;
  - N. Boutique, small, or medium winery in accordance with Section 17.88.300;
  - O. Convalescent hospital.

(Ord. 2002-6 § 17, 2002; Ord. 2002-2 § 16, 2002; Ord. 99-4 § 45, 1999; Ord. 95-3 § 60 (part), 1995: prior code § 5.02.260 (D))

(Ord. No. 2015-01, § IX, 4-14-2015; Ord. No. 2018-01, § 23, 7-17-2018)

### **17.54.050 Other permitted uses.**

Other uses permitted in the MU district are as follows:

- A. The uses allowed by, and subject to the provisions of, Sections 17.88.010 through 17.88.110 and, if accessory to a residence, Sections 17.88.130 through 17.88.150;
- B. Other uses found to be similar in character and impact to those listed in Sections 17.54.020 and 17.54.040, as determined in accordance with Section 17.94.030;
- C. Signs as allowed by and subject to the provisions of Sections 17.84.060 through 17.84.069.

(Ord. 2002-2 § 17, 2002; Ord. 99-4 § 46, 1999; prior code § 5.02.260 (E))

### **17.54.060 Site development standards.**

The development standards established by this section apply to all development in the MU district. However, due to the diversity of areas within which the mixed use district may be applied, alternative standards may be applied through an approved use permit, provided that the approving body finds that with the alternative standards the proposed development will be of equal or greater excellence in arrangement, design, attractiveness, safety and compatibility with its surroundings than would result if the routine development standards of this section were applied.

- A. Minimum Lot Area. The following minimum lot area requirements apply, except as otherwise provided in Section 17.84.010:
  - 1. If within an area designated in the general plan as a rural community center or town center, one acre;
  - 2. If outside an area designated in the general plan as a rural community center or town center, two acres.
- B. Yards. The following yard requirements apply, except as otherwise provided in Section 17.84.020:
  - 1. Front, twenty feet;
  - 2. Side, fifteen feet;
  - 3. Rear, twenty feet.

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- C. Maximum Structural Height. Maximum permitted structural height is thirty-five feet, except within forty feet of a residential district, it shall be one story not to exceed twenty feet, and except as otherwise provided in Section 17.84.030.
  - D. Landscaping. Landscaping requirements are as specified in Section 17.84.040.
  - E. Outdoor Lighting. Outdoor lighting requirements are as specified in Section 17.84.050.
  - F. Parking. Parking requirements are as specified in Chapter 17.86.
  - G. Screened Fencing. The requirement for screened fencing is as specified in Section 17.84.070.
  - H. Outdoor Trash Storage (nonresidential only). All outside trash storage and collection facilities shall be enclosed by a solid masonry wall or view-obscuring fence at least one foot higher than the trash container.
  - I. On-site Performance Standards. On-site performance standards are as follows:
    - 1. Odors. No use shall create objectionable odors readily detectable beyond the property line.
    - 2. Dust and Smoke. No use shall create dust or smoke that is readily detectable beyond the property line (in addition to meeting all air pollution requirements).
    - 3. Vibration. No use shall create vibration detectable without instruments at the property line.
    - 4. Electromagnetic Interference. No use shall produce electromagnetic interference with normal radio or television service beyond the property line.
    - 5. Glare. No use shall create intense light or glare that causes a nuisance or hazard beyond the property line.
    - 6. Applicable Standards. Noise, atmospheric emissions, toxic or noxious matter, radiation, heat and humidity, fire and explosive hazards, or liquid and solid wastes shall be regulated by applicable county, state or federal standards.
  - J. Development Plan. For multifamily residential projects and all nonresidential uses, an applicant for either a building permit or use permit shall submit a plan which indicates how the required health and safety standards will be met including, but not limited to, water, sanitation, circulation and fire, how any applicable conditions of approval or mitigation measures will be addressed, and how all applicable standards including, but not limited to, those standards listed in this section will be met. This submittal shall be made on a form prescribed by the planning director. If only a building permit is required for the use, then the director's approval shall be obtained prior to issuance of the permit and the approved plan shall become part of the permit. If a use permit is required, then the director's approval shall occur as set forth by the terms and conditions of the use permit.

(Ord. 2002-2 § 18, 2002; Ord. 99-4 § 47, 1999; prior code § 5.02.260 (F))

(Ord. No. 2018-01 , § 23, 7-17-2018)