

LOCAL JURISDICTION COMPARISON ON MIXED USE ZONING PROVISIONS: IMPLEMENTATION AND USES

Local Jurisdiction	Definitions	Mixed Use Building Type	Implementation				Use Exceptions for Mixed Use	
			Mixed use in C-zone	Overlay	Mixed Use District	Work-Live/Live-Work/Adaptive Reuse	Prohibited	Subject to Permit/Limitations
Los Angeles	Project which combines one or more commercial uses with multiple dwelling units in a single building or in a unified development and which provides the following: 1) a separate ground floor entrance to the residential component, or a lobby that serves both the residential and commercial uses components; 2) a pedestrian entrance to the commercial uses component that is directly accessible from a public street, and that is open during the normal business hours posted by the business; 3) a minimum of 35% of the ground floor building frontage abutting a public commercially zoned street, including driveways or pedestrian entrances, must be designed to accommodate commercial uses to a minimum depth of 25 ft. Joint live and work quarters: Accountants; architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; insurance, real estate and travel agents; photographers and other similar occupations as determined by the Zoning Administrator.	Vertical or horizontal	Any use permitted in R5 on any lot in C zones under certain conditions. Any combination of R5 uses and the uses permitted in the underlying commercial zone shall also be permitted. Commercial uses or any combination of com and res uses may be permitted on any lot in R5 by a CUP in redevelopment project areas/100% density bonus for 20% affordable set-aside for mixed use in C-Zone with a CUP.	Enables City to establish individual mixed-use districts in specific areas in com and res zones.		Adopted adaptive reuse program with alternative building standards for joint living and working quarters.	Automotive uses and open storage, including incidental open storage.	
Long Beach		Vertical or horizontal	CO, CNR at R-3 densities			Permitted; 33% living space; director's review (adaptive reuse-artist studio with residence); alternative building standards for adaptive reuse	Live-work: Limits on retail sales;	
Glendale	Live-work means an integrated dwelling unit and working space, occupied and utilized by a single housekeeping unit in a structure that has been modified or designed to accommodate joint residential occupancy and work activity, and which includes complete kitchen and sanitary facilities in compliance with applicable building standards and working space reserved for and regularly used by one or more occupants of the unit, in addition to any other employees. The commercial use must be one permitted by the applicable land use tables.	Vertical	CUP and permitted, depending on use.		Permitted	Live/work allowed in designated mixed use districts with CUP; can have live/work on ground floor (commercial part facing the street used for commercial uses, or designed so residential where residential portion does not face the street).	No storage of tools, equipment, supplies or materials.	Backlots/outdoor facilities, car washes, incidental and temporary uses, service stations, storage yards, vehicle storage display, tire store uses, kennels, animal boarding and daycare, and vending machines shall be conducted entirely within a completely enclosed building which is attached to a permanent foundation.
Pasadena		Vertical; res on ground floor allowed on secondary streets and corner lots	Permitted in C-L and C-O Zones; CUP for commercial portion over 25,000 sq ft.			CUP in C-G district 30% or 400 sq ft. living space	Work-live: Adult businesses; motor vehicle repair, welding and or machining.	
Anaheim				CUP		Live-work with CUP		
Santa Monica		Vertical; res use if 50 ft from property line						

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Sonoma County	Additional dwelling units for permanent occupancy as part of a mixed commercial/residential development, provided that the property is located within an urban service area as defined in the general plan and that the residential units complement and are compatible with an existing or proposed commercial use, subject to the provisions of Section 26-88-123, Mixed Use Developments.	First 50 ft. of ground floor area measured perpendicular to each building face adjacent to any primary street frontage reserved for commercial uses (except access corridors, stairways, entryways. Can be waived if residential use meets specified criteria.	Special use permit; findings for approval: site is located in existing urban service area; public services and infrastructure are adequate to serve the intended use; residential and commercial uses are integrated in such a manner as to address noise, hazardous materials, and other land use compatibility issues on site as well as off site; mixed use development is compatible with surrounding land uses and will not serve to inhibit commercial development on adjacent or nearby commercial parcels.				Adult entertainment activities/businesses; automotive and other vehicle repair, services, painting, storage, or upholstery, or the repair of engines, including automobiles, boats, motorcycles, trucks, or recreational vehicles; welding, machining or open flame work; storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; any other activity or use determined by the director to be incompatible with residential activities and/or to have the possibility of adversely affecting the health or safety of residents within, or adjacent to, a mixed use project because of the potential for the use to create excessive dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts, or to be unreasonably hazardous because of materials, processes, products or wastes.	

LOCAL JURISDICTION COMPARISON ON MIXED USE ZONING PROVISIONS: DEVELOPMENT STANDARDS

Development Standards								
Local Jurisdiction	Floor Area	Lot Size	Landscaping	Yards	Height/FAR	Parking	Density	Other
Los Angeles				No yard requirements shall apply to residential portions of buildings located in C zones used for mixed uses, if such portions are exclusively for residential uses, abut a street, private street or alley, and the first floor of such buildings at ground level is use for commercial uses or for access to the residential portions of such buildings.	Residential and commercial density, maximum floor area or height otherwise permitted for any lot shall not be increased by reason of the existence of one or more air space lots; min dwelling unit FAR for mixed-use projects with a total FAR or greater is 1.5; Height District 1--up to FAR of 3 through CUP, and in Height Districts within 1500 ft of transit, etc. 2, 3, 4--FAR of 12	MU District: Surface parking lots or parking structures shall be located behind the required building frontage, in the rear, interior portion of the lot that does not front on the street.		Building frontage shall, for the first 15 ft of height, be located within 5 ft of the front lot line and within 5 ft of a side yard lot line adjacent to a public street and shall extend at least 65% of the length of the lot line; pedestrian bridges limited to floors above the level of connecting pedway or ped bridge, unless Director determines unusual topography; min 35% ground floor building frontage abutting a publicly commercially zoned street, designed to accommodate commercial uses to a min depth of 25 ft./Any floor area above the maximum allowed in the plan or zone, whichever is less, shall be utilized solely for residential development.
Long Beach	Min floor area for live-work: 750 sq. ft.			No setback is required for commercial or residential over ground floor commercial; an 8 ft. front street setback and 5 ft. side street setback is required for ground floor residential.				No setback is required for residential over ground floor commercial; an 8ft. front street setback is required for ground-floor residential, and 5 ft side street setback is required for ground floor residential.
Glendale	MU Districts: Efficiency and one bed 600 sq. ft.; 2 bed 800 sq ft; 3 bed 1000 sq ft; senior/affordable units 540 sq ft.; gross floor area of 10,000 sq. ft.--anything above requires CUP	Min: (residential) 15,000 sq. ft. with CUP; (senior/affordable) 15,000 sq. ft. with CUP	10%		(residential) 35 ft or 3 stories through a CUP; (senior/affordable) 60 or 4 stories/ 75 or 6 stories through a CUP.		Incentives with CUP: 80 DU/acre (senior/affordable) 100 DU/acre; by-right in specified zones 35/87/100DU/acre	Min. lot width: 100 feet/ Density:
Pasadena	Min floor area for work-live: 1250 sq. ft.; max size of res shall be 30% of the unit or 400 sq. ft, whichever is less; CUP required for nonresidential use in mixed use that exceeds 25,000 sq. ft. of gross floor area.		150 sq ft community space per dwelling unit; private open space 30%.	When res units are located above the commercial uses, the structure shall be treated as a commercial type of structure for front and corner setbacks and no interior side setbacks shall be required. No rear yard setback is required unless specified for commercial uses.		Parking located at grade level behind the ground floor com/res uses on the street frontage.		The density, FAR, height and street setbacks for a mixed use development shall be determined by the underlying zoning district. When the residential units are located above the commercial uses, the structure shall be treated as a commercial type of structure for front and corner setbacks and no interior side setbacks shall be required. No rear yard setback is required unless specified for commercial uses; ground floor work-live unit with street frontage shall devote the initial 25 ft. of floor area depth to commercial activity.

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Local Jurisdiction	Floor Area	Lot Size	Landscaping	Yards	Height/FAR	Parking	Density	Other
Anaheim	Studio units: 550 sq ft; 1 bed: 700 sq. ft.; 2 bed: 825 sq. ft; 3 bed: 1000 sq ft.			Conforms to setbacks stated in underlying zone, except that modifications can be made with CUP. Parking structures: If parking does not contain retail or commercial uses on street level, the min setback is 20 ft.		Conform to underlying zone, but can go higher with CUP.	Parking demand study required through CUP.	Various pedestrian-oriented design requirements. C uses shall be located along street frontages and have a min depth of 50 ft. Zoning Administrator may reduce depth for secondary street.
Santa Monica			Landscaping shall be used to minimize traffic noise with the possibility of creating unique rooftop gardens overlooking the street.		FAR bonus for affordable	In mixed res and comm, parking above first floor is allowed,		Floors devoted to residential units shall provide an exterior appearance and character which denotes it as housing and is visibly different from the commercial or manufacturing floors through the use of patios, changes in fenestration, and appropriate levels of detail, while maintaining a cohesive quality. Min recreational-leisure areas: 200 sq ft.
Sonoma County			Min. 80 sq. ft. of private usable open space per residential unit.			Residential parking must comply with parking requirements, but does not have to be covered.		

LOCAL JURISDICTION COMPARISON ON MIXED USE ZONING PROVISIONS: PERFORMANCE STANDARDS

Local Jurisdiction	Performance Standards					Other
	Hours	Noise	Trash/Recycling	Loading/Unloading	Live-Work/Work-Live Enforcement	
Los Angeles						Joint living and working quarters: For all existing buildings, the yards required shall be the same as the yards observed by the existing structures on the site. For an existing building, for which a building permit was issued before 4/1994, and which contains no more than 8 joint quarters, the number of parking spaces required shall be the same as the number of spaces existing on the site. All other buildings must meet the parking and yard requirements for residential buildings.
Long Beach						33% for res uses
Glendale	site planning	site planning	site planning	site planning		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.
Pasadena	7:00am-10pm	Noise notification: Residents required to sign affidavit.	Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both res and non-res uses.	Off-street loading: shall be located as far as possible from the residential units and shall be completely screened from view from the residential portion of the project. Loading and unloading of household goods: if the loading of furniture and household good for residential units is to occur on the street, it shall be limited to the hours of 9am-2 pm and 7-10pm on weekdays, and 9am-10pm on weekends.	Work-live: All access from living space shall be from the working space; subject to City's inspection program. At least one full-time employee of the business activity reside in the unit; at least one of the persons living in the living area must work in the work portion; requires business license. All access from living space shall be from the working space. Residential portion: 30% or 400 sq ft-- whichever is less.	Lighting for the commercial units shall not negatively impact the residential units. Ground floor work/live unit with street frontage shall devote the initial 25 ft of floor area depth to commercial activity.

Local Jurisdiction	Performance Standards					Other
	Hours	Noise	Trash/Recycling	Loading/Unloading	Live-Work/Work-Live Enforcement	
Anaheim	Commercial uses shall be designed and operated, and hours of operation limited, so that neighboring residents are not exposed to offensive noise, especially from traffic, trash collection, routine deliveries or late night activity. No use shall produce continual loading or unloading of heavy trucks at the site between the hours of 8 p.m. and 6 a.m.	Residential portions of the project shall be designed to limit the interior noise caused by the commercial and parking portions of the project, to a maximum of forty-five (45) db CNEL on an annual basis in any habitable room with windows closed. Proper design may include, but shall not be limited to, building orientation, double or extra-strength windows, wall and ceiling insulation, and orientation and insulation of vents. Where it is necessary that windows be closed in order to achieve the required level, means shall be provided for ventilation/cooling to provide a habitable environment.	Refuse storage areas and recycling facilities shall conform to the standards set forth in the document entitled "Refuse Container Enclosure for Multiple-Family Residential, Commercial, and Industrial Use" (Form 139), on file with the City of Anaheim or as otherwise approved by the Director of Public Works, with the additional requirement that the refuse storage facilities for residential and non-residential users shall be maintained as separate facilities, and shall not allow commingling of the separate facilities. The storage areas shall be screened from adjacent public or private rights-of-way, or railroads. Private Storage Areas: General storage cabinets, with a minimum size of one hundred (100) cubic feet capacity, shall be required for each dwelling unit. Provision of said storage areas shall be in addition to the minimum floor area of the unit. Storage areas may be located inside the dwelling unit, adjacent to the dwelling unit's balcony or patio, or in close proximity to the dwelling unit.		Live-work units shall resemble residential units.	Residential windows shall not directly face loading areas and docks. To the extent windows of residential units face each other, the windows shall be offset to maximize privacy. Vibrations and Odors: No use, activity or process shall produce continual vibrations or noxious odors that are perceptible without instruments by the average person at the property lines of the site or within the interior of residential units on the site. Outdoor lighting associated with commercial uses shall not adversely impact surrounding residential uses, but shall provide sufficient illumination for access and security purposes. Such lighting shall not blink, flash or oscillate. Security: The residential units shall be designed to ensure the security of residents, through the provision of secured entrances and exits that are separate from the non-residential uses, and are directly accessible to parking areas. Non-residential and residential uses shall not have common entrance hallways or common balconies. These separations shall be shown on the development plan, and the separations shall be
Santa Monica		Residential units shall be constructed so that interior noise levels do not exceed 55 decibels for more than 60 minutes, between 11pm-7am.	The residential units shall maintain a separate refuse storage container separate from that used by the commercial and manufacturing business. It shall be clearly marked for residential use only and use by commercial and manufacturing business is prohibited. More than 40,000 sq ft requires design and placement of trash and recycling room or outdoor enclosure.			All lighting shall comply with Section 9040.27. The residential units shall have a separate and secured entrance and exit that is directly accessible to the parking. One antenna per unit.
Sonoma County				Commercial loading areas, recycling areas and refuse facilities shall be located away from residential units and substantially screened from view from the residential portion of the project.		Design review required to determine compatibility with surroundings.