

DRAFT MIXED USE ORDINANCE SUMMARY

Regional Planning Commission (RPC) Hearing Date: April 25, 2007

Subject of Hearing:

Proposed amendments to Title 22 (Planning and Zoning) to modify certain commercial zones (C-H Commercial Highway, C-1 Restricted Business Zone, C-2 Neighborhood Business, C-3 Unlimited Commercial, C-M Commercial Manufacturing) to allow mixed use projects, including mixed use (residential/commercial) developments and joint live and work units, through an administrative procedure; add development and performance standards for mixed use projects; prohibit or make certain commercial uses, otherwise allowed by-right, subject to permit in mixed use projects; allow certain less intensive commercial uses in joint live and work units; and restructure various sections of Title 22 for consistency and ease of use.

Ordinance Highlights:

The proposed ordinance includes the following:

- Amendments to C-H, C-1, C-2, C-3, C-M zones to allow mixed use projects that conform to the specified development and performance standards, and use exceptions through a director's review. Those that do not conform to the standards are permitted with a conditional use permit.
- Development standards for vertical mixed use developments (ground floor is dedicated to commercial uses and the above floors are dedicated to residential uses) and joint live and work units (commercial uses and residential uses are accessible within the same unit).
- Performance standards for vertical mixed use developments and joint live and work units.
- Use exceptions for vertical mixed use developments and joint live and work units.

Background:

- On June 21, 2005, the Board of Supervisors (BOS) directed the Department of Regional Planning (DRP) to report back with recommendations on options for modifying the County's commercial zones for allowing residential and mixed-use projects in commercial zones through an administrative procedure, including provisions for maintaining the commercial uses along the County's major commercial corridors.
- On September 15, 2005, the DRP submitted a report to the BOS making the following recommendations:

Mixed Use Ordinance Summary

-Instruct the DRP to prepare a countywide ordinance to modify some or all of the commercial zones to permit vertical mixed use developments, through a director's review. In addition, the ordinance should include standards that will ensure the compatibility of uses and the creation of neighborhood-friendly mixed-use buildings.

-Instruct the DRP to review areas covered by community plans and community standards districts, upon completion of the ordinance, in order to apply a community-based approach to allow residential-only development in commercial zones with a director's review, where appropriate.

- On September 27, 2006, the RPC directed the DRP staff to prepare the ordinance that considers the recommendations in the Board report, as well as opportunities for live-work and work-live units.

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