

ORDINANCE NO. 348.4840
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE IXf MU ZONE (MIXED USE)

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SECTION 9.85. INTENT.

It is the intent of the Board of Supervisors in enacting the MU Zone to establish a zone to assist the County in accommodating its share of the regional housing need as determined by the Southern California Association of Governments along with implementing the Mixed Use Area Land Use Designation in the General Plan by providing regulations for a mixture of residential, commercial, office, entertainment, recreational and other uses. The MU Zone shall only apply to land with a General Plan Mixed Use Area Land Use Designation or within an approved Specific Plan. The following regulations shall apply in the MU Zone.

SECTION 9.86. USES PERMITTED.

- A. The following uses shall be permitted in the MU Zone:
1. One family dwellings
 2. Multiple family dwellings that do not include a non-residential use
 3. Home occupation
 4. Public parks and plazas
- B. The following uses shall be permitted provided a plot plan has been approved pursuant to provisions of section [18.30](#) of this Ordinance. In the event a development includes a combination of uses that are permitted with a plot plan and conditional use permit, the development shall be processed in accordance with Section 9.86.C. of this article.
1. Animal hospitals, not including any outdoor facilities
 2. Antique shops
 3. Art supply shops and studios
 4. Artisan or novelty stores
 5. Bakery shops, including baking only when incidental to retail sales on the premises
 6. Banks and financial institutions
 7. Barber and beauty shops
 8. Book stores
 9. Business and Professional Schools
 10. Cellular telephone sales and service

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11. Check Cashing Business
12. Clothing Dry Cleaners
13. Clothing stores
14. Community and Civic Centers
15. Computer sales and service
16. Combined Live/Work Development
17. Day care centers
18. Delicatessens
19. Drug stores
20. Florist shops
21. Gift shops
22. Grocery Stores
23. Hardware stores
24. Household Furniture or Appliance Stores
25. Internet cafes and internet gaming facilities
26. Jewelry stores with incidental repairs
27. Laundries and laundromats
28. Medical Offices
29. Multiple family dwellings that include a non-residential use
30. Museums and libraries
31. Nurseries and garden supply stores
32. Paint and wall paper stores
33. Parking lots and parking structures
34. Pet shops and pet supply shops

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35. Photography shops and studios and photo engraving
 36. Plumbing shops, not including plumbing contractors
 37. Post services
 38. Restaurants and other eating establishments
 39. Shoe stores and repair shops
 40. Sporting goods stores
 41. Tailor shops
 42. Tobacco or Hookah shops
 43. Tourist information centers
 44. Toy shops
- C. The following uses shall be permitted provided a conditional use permit has been approved pursuant to the provisions of section [18.28](#) of this Ordinance:
1. Animal hospitals, with outdoor facilities
 2. Bars and cocktail lounges
 3. Billiard and pool halls
 4. Convenience stores
 5. Hotels, resort hotels and motels
 6. Indoor Entertainment Facility
 7. Indoor Health and Fitness Facility
 8. Motor vehicle fuel service stations, with or without the concurrent sale of beer and wine for off-premises consumption
 9. Private Academic Facility
 10. Theaters and Auditoriums
 11. Liquor stores pursuant to the provisions of section [18.48](#) (Alcoholic Beverage Sales) of this Ordinance.

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- D. SAME CHARACTER AND INTENSITY. Any use that is not specifically listed in subsections B. or C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

SECTION 9.87. DEVELOPMENT STANDARDS.

- A. ALL USES. The following development standards shall apply to all uses in the MU Zone:
1. MIXED USE. Residential dwellings may be provided on upper levels of commercial or office buildings or may be provided in separate buildings adjacent to commercial or office buildings.
 2. PUBLIC USE.
 - a. Any building over thirty thousand square feet (30,000') shall include a public use area such as public park, plaza or square.
 - b. Public use areas shall be located next to public streets, residential areas or retail uses and does not include the public right-of-way.
 3. GROUND FLOOR. No more than fifty percent (50%) of all ground floor mixed use buildings may be residential dwellings.
 4. TRANSPARENCY. The retail portion of any commercial building that has a street facing wall with customer access shall have at least fifty percent (50%) of the total wall area transparent with clear windows. Such windows shall allow views of the indoor space or display areas and start at least three feet (3') above the adjacent sidewalk, but not exceed ten feet (10') in height.
 5. STREET ORIENTATION. Commercial and mixed use buildings shall be oriented so functional pedestrian entrances face the street, and parking areas are located mostly underground or to the rear or side of the building.
 6. ENTRANCES. Buildings shall have an entrance door facing the public sidewalk, which may include doors to individual shops, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances.
 7. PEDESTRIAN PATHS. Pedestrian paths shall be provided to connect commercial building entries with adjacent streets, uses and parcels.
 8. BUILDING DESIGN.
 - a. Building facades shall be varied and articulated to provide visual interest to pedestrians which may be accomplished by incorporating offsetting plans, changes in wall texture and color, architectural elements and landscaping into the design of the buildings.

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- b. Except for detached residential dwellings, buildings shall include at least one architectural projection that is at minimum two percent (2%) higher than the primary structure but does not exceed twenty feet (20').
- 9. STREET PATTERN. The street system shall be in a grid pattern or modified grid pattern emphasizing interconnected streets and the ability to reach local destinations without crossing major streets or primary arterials.
- 10. LOT AREA. There is no minimum lot area.
- 11. LOT WIDTH. There is no minimum lot width.
- 12. LOT COVERAGE. There is no maximum lot coverage.
- 13. SETBACKS.
 - a. Building facades shall be no more than fifteen feet (15') from the street side property lines.
 - b. No interior side setbacks are required, except when the MU zone property abuts a residential zoned property in which case the minimum side setback required in the MU zone shall be the same as required for a residential use on the abutting residential zoned property.
- 14. HEIGHT.
 - a. Except when adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings), the maximum height for buildings or structures shall be seventy-five feet (75') unless a greater height is approved pursuant to section [18.34](#) of this Ordinance. In no event, shall a building or structure exceed one hundred feet (100') in height unless a variance is approved pursuant to Section [18.27](#) of this Ordinance.
 - b. The maximum height for buildings or structures adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings) shall be fifty feet (50').
 - c. Commercial floor space provided on the ground floor of a mixed use building shall have a minimum floor to ceiling height of eleven feet (11').
- 15. ROOF-MOUNTED EQUIPMENT SCREENING. Except for solar energy systems, all roof-mounted mechanical and other equipment shall be screened from the ground elevation view to a minimum sight distance of 660 feet.
- 16. TRASH AREAS. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street for from any adjacent residential development.

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17. ENCROACHMENTS. No yard encroachment shall be permitted in the front, side or rear yard except as provided for in Section [18.19](#) of this Ordinance.
 18. LIGHTING. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, buildings, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses.
- B. RESIDENTIAL USES. In addition to the development standards in Section 9.87 subsection A., the following development standards shall apply to residential uses:
1. BUILDING ORIENTATION. One family dwellings shall be designed to have the front door to each home closer to the street than the garage door and garage doors shall not face the street.
 2. BUILDING SEPARATION. For detached residential dwellings, the minimum distance between buildings on three (3) sides shall be five feet (5') and eight feet (8') on the remaining side.
 3. COMMON RECREATIONAL OPEN SPACE.
 - a. Development with one hundred (100) residential dwellings or less shall provide two hundred square feet (200') of common useable recreational open space per residential dwelling such as, but not limited to, pools, gyms, parks and recreational facilities.
 - b. Development with more than one hundred (100) residential dwellings shall provide one hundred square feet (100') of common useable recreational open space per residential dwelling such as, but not limited to, pools, gyms, parks and recreational facilities.
 4. INDIVIDUAL USEABLE OPEN SPACE. A residential dwelling shall include at least two hundred square feet (200') of contiguous or non-contiguous useable open space, such as patios or balconies, which is not encumbered with structures. At least one hundred square feet (100') of useable open space shall be attached to the dwelling. No length or width of the useable open space shall be less than eight feet (8').

SECTION 9.88. DEVELOPMENT DESIGN AND PHASING.

- A. PHASING PLAN. For phased developments, a site development phasing plan shall be submitted with the land use application and include maps, exhibits and a description of the following: phasing for development and infrastructure, and the development of multi-modal transportation connectivity with the neighborhood and adjoining community areas.

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- B. **DESIGN REVIEW.** For multiple family dwelling developments that do not include a non-residential use, a site design plan shall be submitted to the Planning Director for review and shall include the following:
1. Building footprint
 2. Floor plans
 3. Landscape plan
 4. Wall and fencing plan
 5. Elevation plan
 6. Architectural design
 7. Photometric plan, as necessary
 8. Traffic analysis
- C. **PUBLIC REVIEW PERIOD.** A thirty (30) day public review period shall be provided prior to the Planning Director considering the site design plan submitted for multiple family dwelling developments that do not include a non-residential use. Notice of the public review period shall be given in the same manner as provided in Section [18.26.c](#), subsections (2), (4), (5), (6) and (7) of this ordinance. The notice shall include the mailing address to send comments to, the dates for the public review period, location where the site design plan may be reviewed, and explain that the public may comment on the site design plan for the multiple family dwelling development. The Planning Director shall consider any public comments received on the site design plan.
- D. **DESIGN APPROVAL.** The site design plan referenced above shall be approved if the Planning Director finds the site design plan conforms or is consistent with all of the following:
1. The Riverside County General Plan;
 2. This Ordinance;
 3. The Countywide Design Guidelines;
 4. There is no specific, adverse impact upon the public health or safety. A specific adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete; or
 5. If there is a specific adverse impact upon the public health or safety, the development has been conditioned to develop at a lower density which removes the specific adverse impact.

Amended Effective:

Ord. 348.4840- Item 16-1 of 12/06/16 (Effective date: 01/05/17)