CHAPTER 19.12. DU DIVERSE USE

Sec. 19.12.010. Purpose.

The purpose of the DU diverse use district is to implement the policies of the general plan, to encourage a harmonious intermingling of business and residential structures, to provide for an increased variety and intermixture of residential, commercial, and office activities, and to enhance the pedestrian usage and character of this district.

(Ord. No. 934-2015, § 19.12.010, 7-20-2015)

Sec. 19.12.020. Permitted uses.

Diverse use district is intended to offer a mix of residential, professional, administrative and commercial uses. Except as specifically provided elsewhere in this title, any building or structure in the diverse use district shall be only in accordance with the regulations set forth in this chapter.

(1) Any use permitted in the SFR district. Those uses subject to a conditional use permit under the SFR district shall be subject to a conditional use permit pursuant to chapter 19.30.

(2) Any use permitted in the MDR district. Those uses subject to a conditional use permit under the MDR district shall be subject to a conditional use permit pursuant to chapter 19.30.

(3) Any use permitted in the C district pursuant to section 19.16.020. Uses identified under section 19.12.030 below shall require a conditional use permit pursuant to chapter 19.30.

(Ord. No. 934-2015, § 19.12.020, 7-20-2015)

Sec. 19.12.030. Uses requiring a permit.

In this district, the following uses are permitted subject to the issuance of a conditional use permit (chapter 19.30):

(1) Any use permitted in the C district pursuant to section 19.16.030.

(2) Any other commercial or office use not listed within section 19.16.020 and 19.16.030 which the planning commission finds to be consistent with the purpose of the article and which will not impair the present or potential use of adjacent properties.

(3) Public and quasi-public buildings and uses of a recreational, educational, religious, or public service type.

(4) Towing and auto repair, not including storage yard.

(5) Truck repair and service centers.

(6) Light industrial uses with ten or fewer employees.

(Ord. No. 934-2015, § 19.12.030, 7-20-2015; Ord. No. 979-2021 , § 3, 11-1-2021)

Sec. 19.12.040. Lot development standards.

The diverse use district lot development standards are intended as a guide to establish the lot size, configuration, setbacks and building heights.

(1) Setbacks for the diverse use district shall be as follows:

a. Front/street side: 15 feet.

b. Interior side: five feet.

c. Rear: five feet.

d. Garage or carport: 20 feet.

(2) Building height. Buildings constructed in the diverse use district shall be within the reasonable height limitations of the adjacent zoning districts in order to preserve the building scale of the adjacent structures. Building height construction shall be as follows:

a. When located adjacent to single-family residential the maximum building height shall be 35 feet.

b. When located along a collector or arterial street, highway or interstate, or next to multiple-family residential, the maximum building height shall be 45 feet.

c. Shopping centers located on collector or arterial streets, highway or interstate, may step the building height provided the structures immediately adjacent to single-family residential uses or zones is a maximum of 35 feet in height.

(3) Lot area. A minimum of 6,000 square feet.

(4) Lot configuration. The lot shall be square or rectangular in shape whenever possible. Except for existing lots, the lot shall have a dimension of not less than 50 feet for any property line.

(Ord. No. 934-2015, § 19.12.040, 7-20-2015)

Sec. 19.12.050. Coverage by structure.

Structures permitted in the DU district shall not exceed lot coverage as follows:

(1) For diverse use including commercial and/or office combined with residential structures, 50 percent.

(2) For commercial and office uses not combined with residential uses, 45 percent.

(Ord. No. 934-2015, § 19.12.050, 7-20-2015)

Sec. 19.12.060. Floor area ratio.

The floor area ratio shall be as follows:

(1) For diverse use and residential structures, 150 percent (1½ times) the total lot area, up to a maximum of 10,000 square feet in a single structure.

(2) For commercial and office uses not combined with residential uses, 90 percent (nine-tenths) of the total lot area.

(Ord. No. 934-2015, § 19.12.060, 7-20-2015)

Sec. 19.12.070. Open space.

For mixed use or single use buildings, the total usable open space shall equal 25 percent of gross floor area for any residential units. Such open space may be above the ground level in the form of decks, balconies, or similar features.

(Ord. No. 934-2015, § 19.12.070, 7-20-2015)

Sec. 19.12.080. Parking.

For parking regulations, see section 19.06.050.

(Ord. No. 934-2015, § 19.12.080, 7-20-2015)

Sec. 19.12.090. Loading area.

In this district, all commercial, office, and professional uses shall provide loading spaces not less than ten feet in width, 20 feet in length, and 14 feet in height as follows:

(1) In a diverse use building:

   a. Residential, no loading area required;

   b. Three thousand to 20,000 square feet of commercial or office-professional floor area, one loading space;

   c. Over 20,000 square feet of commercial or office-professional floor area, two loading spaces.

(2) In a single-use building or development:

   a. Residential, no loading area required;

   b. Commercial or office-professional, see section 19.16.120.

(3) The loading space shall not occupy any portion of the required yard area.

(4) Where the loading space is adjacent to a street, any required yard adjacent to the street shall not be used for loading space and there shall be no more than one entry or exit for each 60 feet of lot frontage facing a street.

(5) When the lot upon which the loading space abuts upon an alley, loading space may adjoin and have access from the alley. The length of the loading space may be parallel with the centerline of the alley.

(Ord. No. 934-2015, § 19.12.090, 7-20-2015)

Sec. 19.12.100. Signs.

For sign regulations, see section 19.06.060.

(Ord. No. 934-2015, § 19.12.100, 7-20-2015)