2.03. MIXED-USE ZONES

2.03.01. Purpose + Intent

The purposes of the mixed-use zones are to:

A. Provide opportunities for a mix of complementary uses that may combine residential and nonresidential uses or combine a variety of nonresidential uses on the same site;

B. Provide for the orderly, well-planned, and balanced development of mixed-use zones;

C. Provide for a range of multi-family housing types consistent with the General Plan;

D. Encourage missing middle housing types;

E. Provide appropriately located commercial areas and neighborhood centers that provide a variety of goods and services for residents, employees, and visitors;

F. Promote accessibility, business development, and a unified character; and

G. Promote pedestrian-oriented, mixed-use development at appropriate locations, including major corridors, thoroughfares, and districts in the city.

Missing Middle Housing

The Missing Middle Housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes. These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options. They provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

Source: https://missingmiddlehousing.com

Additional purposes of each mixed-use zone are as follows:

I. Connected Neighborhoods – 14 (CN-14).

The Connected Neighborhoods – 14 (CN-14) zone provides a range of intensities and housing choices within a walkable neighborhood setting in close proximity to goods and services that meet daily needs. Appropriate housing types include single-family detached and attached dwellings of various sizes, courtyard apartments and condos, and small-sized multi-family buildings designed to promote neighborhood compatibility with densities up to 14 dwelling units per acre. Small-scale non-residential uses may be incorporated in the form of live-work units and corner shops, primarily along mixed-use corridors or at the edges of centers. This zone implements the Connected Neighborhoods General Plan land use designation.





J. Connected Neighborhoods – 20 (CN-20).

The Connected Neighborhoods – 20 (CN-20) zone provides a range of intensities and housing choices within a walkable neighborhood setting in close proximity to goods and services that meet daily needs. Appropriate housing types include single-family attached dwellings of various sizes, courtyard apartments and condos, and medium-sized multi-family buildings designed to promote neighborhood compatibility with densities up to 20 dwelling units per acre. Small-scale non-residential uses may be incorporated in the form of live-work units and corner shops, primarily along mixed-use corridors or at the edges of centers. This zone implements the Connected Neighborhoods General Plan land use designation.





K. Neighborhood Center (NC).

The Neighborhood Center (NC) zone provides for areas with a variety of neighborhood-serving retail and commercial uses, housing of various types, other neighborhood-serving amenities, and community-gathering spaces for residents. It is intended primarily to create mixed-use neighborhood centers at key locations throughout the city. It allows vertical and horizontal mixed-use development and stand-alone retail, general commercial, services, office, live/work, and entertainment uses, with multi-family residential as a secondary or supporting use. This zone implements the Neighborhood Center General Plan land use designation.





L. Mixed-Use Neighborhood (MUN).

The Mixed-Use Neighborhood (MUN) zone provides moderate- to higher-intensity neighborhood development that features a variety of multifamily housing choices and limited neighborhood-serving commercial uses in a walkable environment. It allows commercial development along major streets and adjacent to a neighborhood center. Buildings may include a variety of housing types up to three stories, with mixed-use buildings up to three stories focused at key intersections, along main corridors, and/or adjacent to neighborhood centers and public open spaces. This zone is intended to accommodate uses that provide essential daily services and retail needs, as well as recreational amenities within walking distance of surrounding neighborhoods. Non-residential uses include live-work units, small-scale neighborhood-serving retail, general commercial, service, and office uses. This zone implements the Mixed-Use Neighborhood General Plan land use designation.





M. Midtown (MT).

The Indio General Plan lays out a new future for the Highway 111 corridor centered on creating a walkable, mixed use-district in the vicinity of Indio Grand Marketplace (former Indio Fashion Mall). Close to and connected to the historic Downtown and County Fairgrounds, this “Midtown District” will serve as both a center of commerce and a gateway to the City’s festivals. The General Plan Midtown land use designation is implemented through the Midtown (MT) zone, which provides for an active, mixed-use center in the City’s Midtown neighborhood by allowing multi-story, mixed-use buildings at higher intensities, community gathering spaces, and land uses to support residents and visitors. It provides for vertical and horizontal mixed-use development with residential densities up to 40 dwelling units per acre.





2.03.02. Land Use Regulations

The land uses allowed in the mixed-use zones are listed below, together with the planning permit type required for each use. For allowed uses and development regulations for Downtown Indio, refer to the Indio Downtown Specific Plan. Numeric notes can be found at the end of the table.

TABLE 2.03.02–1: Allowed Uses – Mixed-Use Zones

P = Permitted; AUP = Administrative Use Permit; CUP = Conditional Use Permit; TUP = Temporary Use Permit; A-U = Accessory Use; X = Not Permitted

MIXED-USE ZONES						
Use[1]	CN-14	CN-20	NC	MUN	MT	Additional/Specific Use Regulations
Agriculture and Animal Keeping Uses						
Agricultural Support, Sales, Service, and Storage	X	X	X	X	X	
Aquaculture	X	X	X	X	X	
Animal Husbandry and Production	X	X	X	X	X	
Animal Raising and Keeping, Exotic	X	X	X	X	X	
Animal Raising and Keeping, Domestic Pets	A	A	A	A	A	See Chapter 4.04 (Animal Keeping)
Animal Raising and Keeping, Horses	X	X	X	X	X	
Animal Raising and Keeping, Large Livestock	X	X	X	X	X	
Animal Raising and Keeping, Small Livestock, Poultry, and Beekeeping	X	X	X	X	X	
Backyard Breeding	X	X	X	X	X	
Community Garden	P	P	P	P	A	
Crop Production	X	X	X	X	X	
Greenhouse, Private	A	A	A	A	A	
Horticultural Production	X	X	X	X	X	
Kennels, Private/Hobby	X	X	X	X	X	
Private Garden	A	A	A	A	A	
Stable/Equestrian Facility, Commercial/Public	X	X	X	X	X	
Stable/Equestrian Facility, Hobby/Private	X	X	X	X	X	
Automobile and Vehicle Uses						
Auto and Vehicle Rental	X	X	CUP	CUP	CUP	See Chapter 4.05 (Automotive Service and Repair/Fueling Stations)
Auto and Vehicle Sales, New	X	X	X	X	X	
Auto and Vehicle Sales, Used	X	X	X	X	X	
Auto and Vehicle Sales and Rental, Large Vehicles and Equipment	X	X	X	X	X	
Auto and Vehicle Services and Repair – Major	X	X	X	X	X	
Auto and Vehicle Services and Repair – Minor	X	X	CUP	CUP	X	See Chapter 4.05 (Automotive Service and Repair/Fueling Stations)
Auto and Vehicle Towing/Impounding	X	X	X	X	X	
Auto and Vehicle Washing and Detailing	X	X	X	X	X	
Auto and Vehicle Wrecking/Dismantling	X	X	X	X	X	
Fueling Stations	X	X	CUP	CUP	CUP	See Chapter 4.05 (Automotive Service and Repair/Fueling Stations)
Truck Stop/Fueling Station	X	X	X	X	X	

MIXED-USE ZONES						
Use[1]	CN-14	CN-20	NC	MUN	MT	Additional/Specific Use Regulations
Cannabis Related Uses						
Cannabis Cultivation, Commercial	X	X	X	X	X	See Chapter 4.07 (Cannabis Activity)
Cannabis Cultivation, Personal	P	P	P	P	P	Personal indoor cultivation of 6 or fewer live cannabis plants within a single private residence or inside an accessory structure located upon the grounds of a private residence that is a fully enclosed and secure structure is permitted per Chapter 4.06 (Cannabis Activity). Outdoor personal cultivation of live cannabis plants is prohibited.
Cannabis Logistics, Distribution, and Transportation Facility	X	X	X	X	X	
Cannabis Manufacturing	X	X	X	X	X	
Cannabis Retailer, Microbusiness, or Dispensary	P	P	P	P	P	See Chapter 4.07 (Cannabis Activity)
Cannabis Testing Laboratory	X	X	X	X	X	
Eating and Drinking Establishments and Entertainment Uses						
Bar/Nightclub/Lounge	X	X	AUP	P	P	
Brewpub/Taproom/Wine Bar/Microdistillery	X	X	AUP	P	P	
Cinema/Theater/Performing Arts Center	X	X	AUP	AUP	P	
Drive-Through, Non-Restaurants (Accessory)	X	X	A, AUP	A, AUP	X	See Chapter 4.13 (Drive-Through Uses)
Live Entertainment as Accessory Use, Indoors (Accessory)	X	X	A	A	A	
Live Entertainment as Accessory Use, Outdoors (Accessory)	X	X	TUP, A, AUP	TUP, A, AUP	TUP, A, AUP	Regular outdoor events as an accessory use require an AUP. Sporadic events require a TUP (See Chapter 4.27 ((Temporary Uses)).
Outdoor Dining (Accessory)	A	A	A	A	A	
Outdoor Entertainment	X	X	CUP	CUP	CUP	
Restaurant, Dine-In and Take-Out	AUP	AUP	P	P	P	
Restaurant, Drive -Through	X	X	CUP	CUP	X	See Chapter 4.13 (Drive-Through Uses)
Industrial and Manufacturing Uses						
Artisan Manufacturing/Makers Space	X	X	AUP	AUP	AUP	
Brewery/Distillery/Winery - without tasting room or > 10,000 sf	X	X	X	X	X	
Brewery/Distillery/Winery - with tasting room and <10,000 sf	X	X	AUP	AUP	AUP	
Construction and Materials Yards	X	X	X	X	X	
Food or Beverage Manufacturing	X	X	X	X	X	
Hazardous Materials/Wholesale Fuel Storage and Distribution	X	X	X	X	X	
Indoor Warehousing, Storage, Wholesaling, and Distribution	X	X	X	X	X	
Manufacturing/Processing, Heavy	X	X	X	X	X	
Manufacturing/Processing, Light	X	X	X	X	X	

MIXED-USE ZONES						
Use[1]	CN-14	CN-20	NC	MUN	MT	Additional/Specific Use Regulations
Mining/Resource Extraction	X	X	X	X	X	
Outdoor Storage (Primary Use)	X	X	X	X	X	
Outdoor Storage (Accessory)	X	X	X	X	X	
Salvage and Wrecking Yards	X	X	X	X	X	
Lodging						
Bed and Breakfast	P	P	X	X	X	
Lodging - Extended Stay	X	X	X	AUP	AUP	
Lodging - Hotels	X	X	P	P	P	
Lodging - Motels	X	X	AUP	AUP	CUP	
Lodging - Timeshares	X	X	X	X	X	
Recreation, Education, and Public Assembly Uses						
Campground, Temporary	X	X	X	X	X	
Cemeteries, Crematories, or Mausoleums	X	X	X	X	X	
Civic/Government	AUP	AUP	AUP	P	P	
College/University	CUP	CUP	CUP	CUP	CUP	
Commercial Recreation and Sports, Indoor	AUP	AUP	P	P	P	
Commercial Recreation and Sports, Outdoor	AUP	AUP	P	X	X	
Community Assembly, Up to 5,000 sf (gross sf)	P	P	P	P	P	
Community Assembly, > 5000 sf - 12,000 sf (gross sf)	AUP	AUP	P	P	P	
Community Assembly, >12,000 sf (gross sf)	CUP	CUP	CUP	CUP	CUP	
Cultural Institutions	AUP	AUP	AUP	AUP	AUP	
Day Care Centers	P	P	P	P	P	See Chapter 4.09 (Child Day Care in a Home (Small and Large) and Day Care Centers)
Instructional Services, <= 5000 sf	P	P	P	P	P	
Instructional Services, > 5000 sf	X	X	AUP	AUP	P	
Open Space, Natural	P	P	P	P	P	
Parks and Recreation Facilities	P	P	P	P	P	
Public Service Facility	AUP	AUP	AUP	P	P	
Recreational Vehicle (RV) Park	CUP	CUP	X	X	X	See Chapter 4.22 (Recreational Vehicle (RV) Parks)
Schools, Public or Private (TK-12)	AUP	AUP	AUP	AUP	AUP	
Social Service Facilities	CUP	CUP	CUP	CUP	CUP	
Tutoring Facilities	AUP	AUP	P	P	P	
Vocational/Trade School	CUP	CUP	CUP	CUP	AUP	

MIXED-USE ZONES						
Use[1]	**CN-14**	**CN-20**	**NC**	**MUN**	**MT**	**Additional/Specific Use Regulations**
Residential Uses						
Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU)	A	A	A	A	A	See Chapter 4.02 (Accessory Dwelling Units)
Caretaker's Unit	X	X	X	X	X	
Child Day Care in a Home, Large	AUP	AUP	AUP	AUP	AUP	See Chapter 4.09 (Child Day Care in a Home (Small and Large) and Day Care Centers)
Child Day Care in a Home, Small	P	P	P	P	P	See Chapter 4.09 (Child Day Care in a Home (Small and Large) and Day Care Centers)
Cottage Food Operation	A, AUP	A, AUP	A, AUP	A, AUP	A, AUP	See Chapter 4.11 (Cottage Food Operations)
Cottage Industry	A, AUP	A, AUP	A, AUP	A, AUP	A, AUP	See Chapter 4.12 (Cottage Industry)
Emergency Shelter	X	X	X	X	X	See Chapter 4.14 (Emergency Shelters)
Group Residential Home	CUP	CUP	CUP	CUP	CUP	
Home Occupation	A	A	A	A	A	See Chapter 4.15 (Home Occupations)
Live/Work	P	P	P	P	P	See Chapter 4.16 (Live/Work)
Manufactured/Mobile Home Park	CUP	CUP	X	X	X	See Chapter 4.17 (Manufactured/ Mobile Home Park)
Residential Care Facilities, Large	CUP	CUP	CUP	CUP	CUP	
Residential Care Facilities, Small	P	P	P	P	P	
Residential Housing Types						
Single-Family Dwelling, Detached	P	P	P	AUP	AUP	
Single-Family Dwelling, Attached	P	P	P	P	P	
Two-Family Dwelling/Duplex	P	P	P	AUP	AUP	
Multi-Family Dwelling, Triplex/Quadplex	P	P	P	P	P	
Multi-Family Dwelling, ≥ 5 Units	P	P	P	P	P	
Mobile Home	CUP	CUP	X	X	X	See Chapter 4.17 (Manufactured/ Mobile Home Park)
Manufactured/Modular/Prefabricated Dwelling Unit	CUP	CUP	CUP	CUP	CUP	See Chapter 4.17 (Manufactured/ Mobile Home Park)
Single-Room Occupancy	CUP	CUP	CUP	AUP	AUP	
Supportive Housing	CUP	CUP	CUP	CUP	CUP	
Transitional Housing	CUP	CUP	CUP	CUP	CUP	
Yard Sales (Temporary)	P	P	P	P	P	See Chapter 4.27 (Temporary Uses)
Retail, Service, and Office Uses						
Adult-Oriented Business	X	X	X	X	X	See Chapter 4.03 (Adult-Oriented Businesses)
Alcohol Sales, Off-Sale	X	X	CUP	CUP	CUP	
Animal Sales and Services	X	X	P	P	P	
ATM (Accessory Use)	A	A	A	A	A	
Bail Bonds	X	X	X	X	CUP	See Chapter 4.06 (Bail Bonds)
Banks, Financial, and Savings and Loan Institutions	X	P	P	P	P	Drive-through financial institutions are covered under "Drive-Through, Non-Restaurant"

MIXED-USE ZONES						
Use[1]	CN-14	CN-20	NC	MUN	MT	Additional/Specific Use Regulations
Building Materials Sales and Services	X	X	X	X	X	
Business to Business Support Services	X	X	X	X	X	
Check-Cashing Businesses	X	X	X	CUP	CUP	See Chapter 4.08 (Check-Cashing Businesses)
Convenience Market	X	X	CUP	CUP	CUP	
Food Preparation, Commercial	X	X	P	P	P	
Fortunetelling, Palm and Card Reading	AUP	AUP	P	P	P	
Funeral Homes and Mortuaries	X	X	AUP	AUP	AUP	
General Retail ≤ 5,000 sf	P[2]	P[2]	P	P	P	
General Retail 5,000 sf - 25,000	AUP	AUP	P	P	P	
General Retail/Superstore > 25,000	X	X	AUP[3]	AUP[3]	AUP[3]	
Grocery Store	X	CUP	P	P	P	
Hospital	X	X	X	CUP	CUP	
Kennels/Boarding, Commercial	X	X	AUP	AUP	AUP	
Kiosk/Outdoor Vending	X	X	A	A	A	
Laundromat	X	X	P	P	P	
Massage Establishment, Accessory Use	X	X	A	A	A	See Chapter 4.18 (Massage Establishment (Accessory))
Massage Establishment, Stand-Alone	X	X	X	X	X	
Medical Services, Extended Care	X	X	X	CUP	CUP	
Medical Services, Medical/Dental/Holistic/ Clinic	P	P	P	P	P	
Medical Services, Urgent Care	X	X	P	P	P	
Mini-Storage Warehousing or Facility	X	X	X	X	X	
Neighborhood Market	P	P	P	P	P	
Nursery/Garden Center	X	X	X	X	X	
Offices, Processing	X	X	X	X	X	
Offices, Professional/Administrative	P	P	P	P[4]	P[4]	
Offices, Service	P	P	P	P	P	
Outdoor Display (Accessory)	A	A	A	A	A	
Pawnshop	X	X	CUP	CUP	CUP	See Chapter 4.21 (Pawnshops)
Personal Services	P	P	P	P	P	
Research and Development	X	X	X	CUP	CUP	
Smoke Shops	X	X	CUP	CUP	CUP	See Chapter 4.24 (Smoke Shops)
Smoking Lounge	X	X	AUP	AUP	AUP	
Swap Meet, Outdoor (Temporary)	X	X	TUP	TUP	TUP	See Chapter 4.27 (Temporary Uses)
Tattoo/Body Art/Piercing	X	X	AUP	AUP	AUP	See Chapter 4.25 (Tattoo/Body Art/ Piercing Establishment)
Resale/Consignment/Thrift Shop	X	X	AUP	AUP	AUP	See Chapter 4.23 (Resale/ Consignment/Thrift Shops)
Veterinary Hospitals	X	X	AUP	AUP	AUP	

MIXED-USE ZONES						
Use[1]	**CN-14**	**CN-20**	**NC**	**MUN**	**MT**	**Additional/Specific Use Regulations**
Utility, Transportation, and Communication Uses						
Airports and Heliports	X	X	X	X	X	
Communications, Facilities within Buildings	X	X	X	X	X	
Communications, Telecommunications/Large Commercial Antennas	X	X	X	X	X	See Chapter 4.26 (Telecommunications/Wireless Facilities)
Communications, Telecommunications/Small Wireless Facilities	AUP	AUP	AUP	AUP	AUP	See Chapter 4.26 (Telecommunications/Wireless Facilities)
Freight/Trucking Facility	X	X	X	X	X	
Light Fleet-Based Services	X	X	X	X	X	
Mobile Recycling Unit	A, AUP	A, AUP	A, AUP	A, AUP	A, AUP	
Parking Lots and Structures	X	X	A, AUP	A, AUP	A, AUP	
Passenger Transportation Facilities	CUP	CUP	CUP	CUP	CUP	Bus stops are allowed in all zones.
Public Utilities, Major	X	X	X	X	X	
Public Utilities, Minor	AUP	AUP	AUP	AUP	AUP	
Renewable Energy System (Primary Use)	X	X	X	X	X	
Renewable Energy System, Building-Mounted (Accessory)	A	A	A	A	A	
Renewable Energy System, Stand-Alone or Ground Mounted (Accessory)	A, CUP	A, CUP	A, CUP	A, CUP	A, CUP	
Recycling Collection Facility	X	X	X	X	X	
Recycling Processing Facility	X	X	X	X	X	
Reverse Vending Machine (Accessory)	X	X	A	A	A	
Utility Yard	X	X	X	X	X	

Notes:

1. *Uses shall be consistent with criteria of the Bermuda Dunes Airport Compatibility Plan, including applicable County-wide criteria as may exist at the time of project review. If the project is located in the Bermuda Dunes Airport Influence Areas, compatibility zones and regulations apply. Please see Riverside County Airport Land Use Commission Staff (www.rcaluc.org) and Indio Planning Staff for the most up-to-date regulations.*
2. *Limited to parcels with frontage located along streets designated as 6-Lane Major Arterials or 4-Lane Boulevards in Figure 4-3 (Circulation Plan) of the Indio General Plan.*
3. *Superstores greater than 50,000 sf require a CUP.*
4. *Only allowed on upper floors for parcels with frontage located along streets designated as 6-Lane Major Arterials or 4-Lane Boulevards in Figure 4-3 (Circulation Plan) of the Indio General Plan. For allowed ground floor uses in Downtown, see the Downtown Indio Specific Plan.*

2.03.03. Development Regulations

Tables 2.03.03-1 and 2.03.03-2 prescribe the development standards for the mixed-use zones. Additional regulations are also denoted in the righthand column. Section numbers in this column refer to other sections of this Code.

TABLE 2.03.03–1: Development Standards – Mixed-Use Zones – Middle Housing

MIXED USE - MIDDLE HOUSING ZONES				
Standards	**CN-14**	**CN - 20**	**NC**	**Additional Regulations**
Lot and Density Standards[1]				
Non-Residential Maximum Floor Area Ratio	0.25	0.25	0.5	
Residential Density (units/acre)				
Minimum	> 8.0	> 14.0	0	Applies to new development only.
Maximum	14.0	20.0	20.0	See Indio Municipal Code Chapter 154 (Density Bonuses and Other Incentives for Low Income and Senior Housing)
Minimum Development Project Site (sf) (for new lots)	10,000	10,000	10,000	
Minimum Development Project Site Width (ft) (for new lots)	60	60	60	
Minimum Development Project Site Depth (ft) (for new lots)	100	100	100	
Minimum Lot Size per Dwelling Unit (sf) (for new lots)	2,500	1,800	1,800	See Section 2.03.04 (Small-Lot Detached Single-Family Homes) for maximum lot size and unit size for small-lot detached single-family homes.
Minimum Lot Width per Dwelling Unit (ft) (for new lots)[2]	30	20	20	**Attached Single-Family Homes/Townhomes:** A minimum lot width of 30 to 40 feet may be necessary for townhomes with double loaded attached garages in front and to comply with parking location and design requirements. Minimum lot width may be reduced to 20 feet if garages are single-car wide, detached and/or accessed from an alley. **Small-Lot Detached Single Family Homes:** A lot width of 35 feet may be necessary for small-lot single-family homes with attached double loaded garages in front and to comply with parking location and design requirements. Lot width may be reduced to 30 feet if garages are single-car wide, detached and/or accessed from an alley.
Minimum Lot Depth (ft) (for new lots)	80	60	60	

MIXED USE - MIDDLE HOUSING ZONES				
Standards	**CN-14**	**CN - 20**	**NC**	**Additional Regulations**
Building Form and Location				
Maximum Height (ft) / Stories (ft)	40/3 stories	40/3 stories	40/3 stories	Projects must comply with both stories and overall height maximums.
Maximum Height (ft) – w/ Architectural Features	45	45	45	Architectural features include rooftop stair access and elevator shafts, mechanical equipment, or other rooftop amenities, as approved by City staff. See 3.01.03 (Measuring Heights).
Minimum Ground Floor Height – Non-Residential (Floor to Floor)	15	15	18	
Distance between Main Structures (ft)	Main structures and accessory structures shall be located no closer than 15 ft to any other main structure or to another accessory structure, except as required by adopted Building or Fire Codes			
Building Site Setbacks (ft)[3]				See Figure 2.03.05-1
Front – Minimum	10	10	10	
Front – Maximum (Residential Ground Floor)[4]	25	25	20	Parking not permitted in front setback area.
Front – Maximum (Non-Residential Ground Floor)[4]	15	15	15	
Street Side – Minimum	10	10	10	
Street Side – Maximum (Residential Ground Floor)[4]	20	20	15	
Street Side – Maximum (Non-Residential Ground Floor)[4]	10	10	10	
Interior Side – Minimum	5; 10 ft abutting residential zones	5; 10 ft abutting residential zones	0; 10 ft abutting residential zones	
Rear – Minimum	10	15; 20 ft abutting residential zones	15; 20 ft abutting residential zones	
Lot Setbacks – Minimums (ft)				See Figure 2.03.05-1
Front – Minimum (Residential Ground Floor)	10	5	10	For single-family attached and detached dwelling units, garage shall be set back at minimum 5 feet behind the front facade.
Front – Minimum (Non-Residential Ground Floor)	0	0	0	
Street Side – Minimum (Residential Ground Floor)	10	5	10	
Street Side – Minimum (Non-Residential Ground Floor)	0	0	0	
Interior Side – Minimum	5	5	5	Only applies to detached single-family dwellings and the ends of attached single-family dwellings.
Interior Side – Zero Lot Line/ Common Wall Developments	10 ft minimum on one side of the dwelling unit, and no setback required on the opposite side			See Section 2.03.04.D (Zero Lot Line Option)
Rear – Minimum	20	15 ft; 20 ft abutting single-family residential zones	15 ft; 20 ft abutting single-family residential zones	Not additive with building site (inclusive). See Figure 2.03.05-1 (Example Small-Lot Detached Single-Family Residential Site Plans) illustrating building site and lot setbacks.

MIXED USE - MIDDLE HOUSING ZONES				
Standards	**CN-14**	**CN - 20**	**NC**	**Additional Regulations**
Parking Frontage				
Maximum Surface Parking along Primary Frontage	30%	30%	30%	Applies to new development and major additions or renovations (as defined in Article 7 (Definitions).
Open Space Standards				
Minimum Usable Open Space (sf per unit) – Applies to Residential Component	300 sf total per unit; minimum 100 sf of private open space required for ground-level units and 60 sf of private open space for upper-level units	200 sf total per unit; minimum 100 sf of private open space required for ground-level units and 60 sf of private open space for upper-level units	200 sf total per unit; minimum 100 sf of private open space for ground-level units and 60 sf of private open space for upper-level units	Common open space includes roof decks and other shared common open areas. Minimum common open space dimension is 20 feet in either direction. Setback areas are not considered usable open space unless they are at least 20 feet wide. Minimum private open space is 6 feet in either direction. Up to 40 square feet per unit can be provided in an indoor communal space so long as it opens directly on to a common outdoor space.
Minimum Usable Open Space (sf) – Applies to Non-Residential Component Over 25K sf	3% of gross floor area	3% of gross floor area	3% of gross floor area	Could be common open space for employees or publicly-accessible open space.
Maximum Front Yard Paving	60%	70%	70%	Includes areas devoted to parking, driveways, and walkways.
Minimum Required Landscaping	**For SFR on Individual Lots:** 40% of the Minimum Required Front Yard Area, of which half must be planted with live plant material **For All Other Development Types:** 10% of the lot, of which half must be planted with live plant material			Excludes areas devoted to parking, driveways, and walkways. Additional standards for front yard landscaping – see Section 2.03.06 (Mixed-Use and Multi-Family Residential Design Standards).
Other Standards				
Accessory Structures	See Section 3.02.04 (Accessory Structures)			
Setbacks and Encroachments	See Section 3.02.03 (Setbacks and Encroachments)			
Utilities, Service Areas, and Building Equipment	See Section 3.02.07 (Utilities, Service Areas, and Building Equipment)			
Refuse and Recycling	See Section 3.02.08 (Refuse and Recycling)			
Landscaping	See Section 3.02.09 (Landscaping)			
Fences, Walls, and Screening	See Section 3.02.10 (Fences, Walls, and Screening)			
Outdoor Lighting	See Section 3.02.11 (Outdoor Lighting)			
Parking and Loading	See Chapter 3.03 (Parking and Loading)			
Performance Standards	See Chapter 3.04 (Performance Standards)			
Signs	See Chapter 3.05 (Sign Regulations)			

1. *Densities and intensities shall be consistent with criteria of the Bermuda Dunes Airport Compatibility Plan, including applicable County-wide criteria as may exist at the time of project review. If the project is located in the Bermuda Dunes Airport Influence Areas, compatibility zones and regulations apply. Please see Riverside County Airport Land Use Commission Staff (www.rcaluc.org) and Indio Planning Staff for the most up-to-date regulations.*
2. *No site shall have less than the required lot width as prescribed in the applicable land use district, except lots fronting on cul-de-sac or knuckle streets may have 35 feet of frontage.*
3. *Building site setbacks are inclusive of individual lot setbacks, however, the minimum setbacks along the exterior development site boundaries shall be the greater of the setback required for the development site or the individual lot.*
4. *If a development provides a publicly-accessible plazas or forecourt, and there is clear visibility between the sidewalk and building entrance, the maximum setback may be waived for up to 40 percent of the building frontage. Entry courtyards, plazas, entries, or outdoor eating areas must be located adjacent to the property line, and buildings shall be built to the edge of the courtyard, plaza, or dining area.*

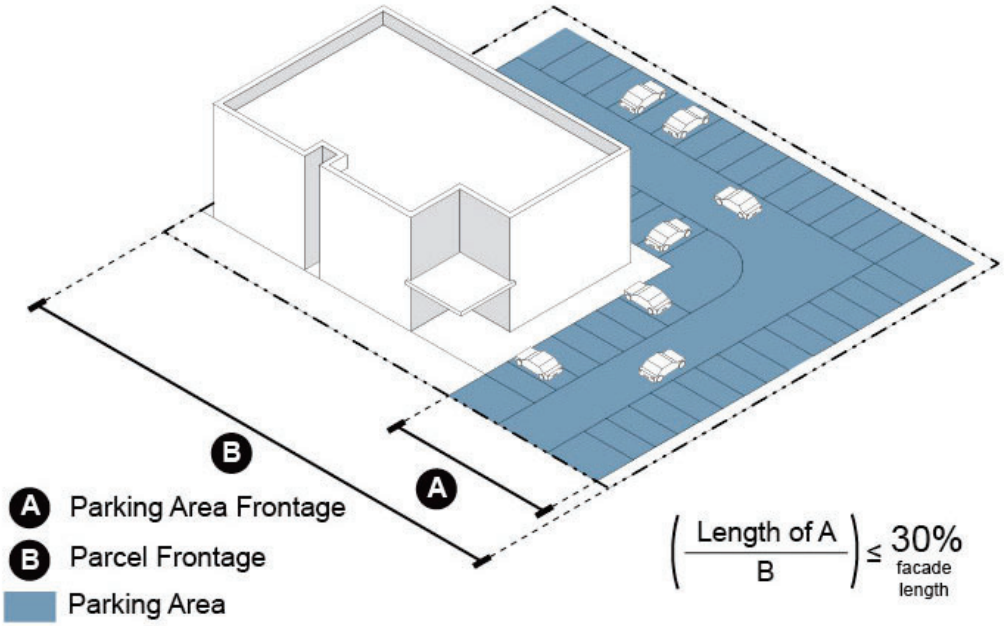
TABLE 2.03.03–2: Development Standards – Mixed-Use Zones

MIXED-USE ZONES			
Standards	**MUN**	**MT**	**Additional Regulations**
Lot and Density Standards[1]			
Non-Residential Maximum Floor Area Ratio	0.5	1.0	
Residential Density (units/acre)			
Minimum	20.0	20.0	Applies to new development only.
Maximum	40.0	40.0	See Indio Municipal Code Chapter 154 (Density Bonuses and Other Incentives for Low Income and Senior Housing)
Minimum Lot Size (sf) (for new lots)	20,000	20,000	
Minimum Lot Width (ft) (for new lots)[2]	100	100	
Minimum Lot Depth (ft) (for new lots)	100	100	
Building Form and Location			
Maximum Height (ft)/Stories	55/4 stories	55/4 stories	Projects must comply with both stories and overall height maximums.
Maximum Height (ft) – w Architectural Features	60	60	Architectural features include rooftop stair access and elevator shafts, mechanical equipment, or other rooftop amenities, as approved by City staff. See Section 3.01.03 (Measuring Heights).
Maximum Height Adjacent to Single-Family Zoned Property	Within 45-degree plane from property line at grade		See Section 2.03.06.J (Neighborhood Transitions).
Minimum Ground Floor Height – Non-Residential (Floor to Floor)	18	18	
Setbacks (ft)			
Front – Minimum (Residential Ground Floor)	15	15	
Front – Maximum (Residential Ground Floor)[2]	25	25	
Front – Minimum (Non-Residential Ground Floor)	5	5	
Front – Maximum (Non-Residential Ground Floor)[3]	10	10	
Street Side – Minimum (Residential Ground Floor)	10	10	
Street Side – Maximum (Residential Ground Floor)[3]	20	20	
Street Side – Minimum (Non-Residential Ground Floor)	5	5	
Street Side – Maximum (Non-Residential Ground Floor)[3]	10	10	
Interior Side – Minimum	0; 10 ft abutting single-family residential zones	0; 10 ft abutting single-family residential zones	
Rear – Minimum	10; 20 ft abutting single-family residential zones	10; 20 ft abutting single-family residential zones	
Alley – Minimum	5	5	

MIXED-USE ZONES			
Standards	**MUN**	**MT**	**Additional Regulations**
Parking Frontage			
Maximum Parking Frontage Along Primary Street[4]	30%	30%	No more than 30% of the primary street frontage shall be devoted to parking garages and openings, carports, and open/surface parking. This limitation does not apply to frontages along alleys (See Figure 2.03.03-1. Maximum Parking Frontage Along a Primary Street).
Open Space Standards			
Minimum Usable Open Space (sf per unit) – Applies to Residential Component	150 sf total per unit; a minimum of 50% of the units must have 60 sf of private open space	150 sf total per unit; a minimum of 50% of the units must have 60 sf of private open space	Common open space includes roof decks and other shared common open areas. Minimum common open space dimension is 20 feet in either direction. Setback areas are not considered usable open space unless they are at least 20 feet wide. Minimum private open space is 6 feet in either direction. Up to 40 sf per unit can be provided in an indoor communal space so long as it opens directly on to a common outdoor space.
Minimum Usable Open Space (sf) – Applies to Non-Residential Component Over 25K sf	3% of gross floor area	3% of gross floor area	Could be common open space for employees or publicly-accessible open space. If the open space is over 1,000 square feet and provided as publicly-accessible, up to 50 percent may counted towards the required residential common open space.
Minimum Landscaping (% of lot)	10% of the lot, of which half must be planted with live plant material		
Other Standards			
Accessory Structures	See Section 3.02.04 (Accessory Structures)		
Setbacks and Encroachments	See Section 3.02.03 (Setbacks and Encroachments)		
Utilities, Service Areas, and Building Equipment	See Section 3.02.07 (Utilities, Service Areas, and Building Equipment)		
Refuse and Recycling	See Section 3.02.08 (Refuse and Recycling)		
Landscaping	See Section 3.02.09 (Landscaping)		
Fences, Walls, and Screening	See Section 3.02.10 (Fences, Walls, and Screening)		
Outdoor Lighting	See Section 3.02.11 (Outdoor Lighting)		
Parking and Loading	See Chapter 3.03 (Parking and Loading)		
Performance Standards	See Chapter 3.04 (Performance Standards)		
Signs	See Chapter 3.05 (Sign Regulations)		

1. *Densities and intensities shall be consistent with criteria of the Bermuda Dunes Airport Compatibility Plan, including applicable County-wide criteria as may exist at the time of project review. If the project is located in the Bermuda Dunes Airport Influence Areas, compatibility zones and regulations apply. Please see Riverside County Airport Land Use Commission Staff (www.rcaluc.org) and Indio Planning Staff for the most up-to-date regulations.*
2. *No site shall have less than the required lot width as prescribed in the applicable land use district, except lots fronting on cul-de-sac or knuckle streets may have 35 feet of frontage.*
3. *If a development provides a publicly-accessible plaza or forecourt, and there is clear visibility between the sidewalk and building entrance, the maximum setback may be waived for up to 40% of the building frontage. Entry courtyards, plazas, entries, or outdoor eating areas must be located adjacent to the property line and buildings shall be built to the edge of the courtyard, plaza, or dining area.*
4. *See Figure 2.03.03-1 (Maximum Parking Frontage Along a Primary Street) for an illustration of maximum parking frontage along a primary street.*

FIGURE 2.03.03–1. Maximum Parking Frontage Along a Primary Street







2.03.04. Small-Lot Detached Single-Family Residential

For the purposes of this Code, a small-lot detached single-family residential lot/development shall be defined and regulated as follows:

A. Lot Size.

A small-lot detached single-family residential lot/development shall be defined as a detached single-family residential lot(s) of 4,000 square feet or less.

B. Unit Size.

Maximum unit size for small-lot detached single-family residential lots/developments shall be 2,500 square feet.

2.03.05. Detached Single-Family Residential Design Standards

A. Purpose.

The following detached single-family residential design standards are intended to ensure that single-family detached homes are well-designed while allowing for flexibility and creativity. A broad range of configurations are permitted, including cluster homes, cottages, auto courts, and other configurations that meet the permitted density requirements and development standards of the applicable zone.

B. Applicability.

This Section shall apply to all developments consisting of more than one detached single-family residential structure.

C. Zero Lot Line Option.

1. All or part of the setback requirements of interior yards along property lines adjoining other private lots may be waived with the written approval of the City and the property owner of the lot adjoining the yard which is being encroached upon. This written agreement shall take the form of a zero lot line agreement which shall be recorded on the chain of title of both properties involved. The zero lot line agreement shall describe in detail the extent of said waiver. Zero lot line agreements may be executed between private property owners only. Swimming pools are not eligible for zero lot line agreements.
2. Approval of a zero lot line agreement shall be subject to the following requirements:
   a. All building and fire code requirements resulting from the waiver of the setback requirement shall be met by the construction;
   b. Approval shall be obtained from the fire chief to ensure that adequate fire-fighting access is retained; and
   c. Where the setback is reduced to less than three feet, a maintenance access easement of five feet in width shall be provided on the adjoining property.

D. Site Planning Standards.

1. Access and Connectivity.





a. **Private Street Placement.** Where a private street serves more than one lot and would abut existing single-family zoned properties, it shall be placed where it would abut the least number of existing single-family zoned properties. Private street access on corner development sites shall be located as far as possible from intersections. Where a private street serves lots on both sides of the private street, the private street shall be doubly loaded with lots on either side.

b. **Turnaround Areas.** Dead-end private streets longer than 150 feet shall provide a vehicle turnaround area.

c. **Sound Barrier Walls.** The use of sound barrier walls to buffer residential areas from arterial, boulevard, connector, Downtown, and local streets is prohibited. If a development has sound barrier walls, it shall provide frequent pedestrian and bicycle connections between the community and surrounding areas at distances no more than 600 feet apart.

d. **External Connectivity.** Streets within any proposed subdivision or building site shall be aligned with existing and planned streets in the surrounding area to create a continuous street pattern. All streets in any subdivision or development site shall connect to other streets and to existing and planned streets outside the proposed subdivision or development to the extent feasible. Any cul-de-sac or other dead-end street longer than 300 feet shall be connected to other streets by a pedestrian path. If a development is gated, it shall provide frequent pedestrian and bicycle connections between the gated community and surrounding areas at distances no more than 600 feet apart.

e. **Pedestrian Pathways/Sidewalks.** Pedestrian pathways/sidewalks connecting to the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. A pedestrian pathway/sidewalk shall connect the primary building entry or entries to the public sidewalk on each street frontage. Pedestrian pathways/sidewalks a minimum five feet wide shall be provided from the public right-of-way to all primary entryways and common areas, guest parking, and centralized trash enclosures.

2. Landscaping.

a. **Private Street and Pathway Landscaping.** All publicly-accessible private streets and pathways shall provide a combination of trees, shrubs, and ground cover in a planting strip. Trees shall be planted at a minimum of one tree per 35 feet of linear street/path. Shrubs and groundcover shall cover at least 30 percent of the planting strip.

3. Parking.

a. Parking Location and Design.

i. Required parking shall be provided on each lot, within a common parking area, or in a combination of the two.

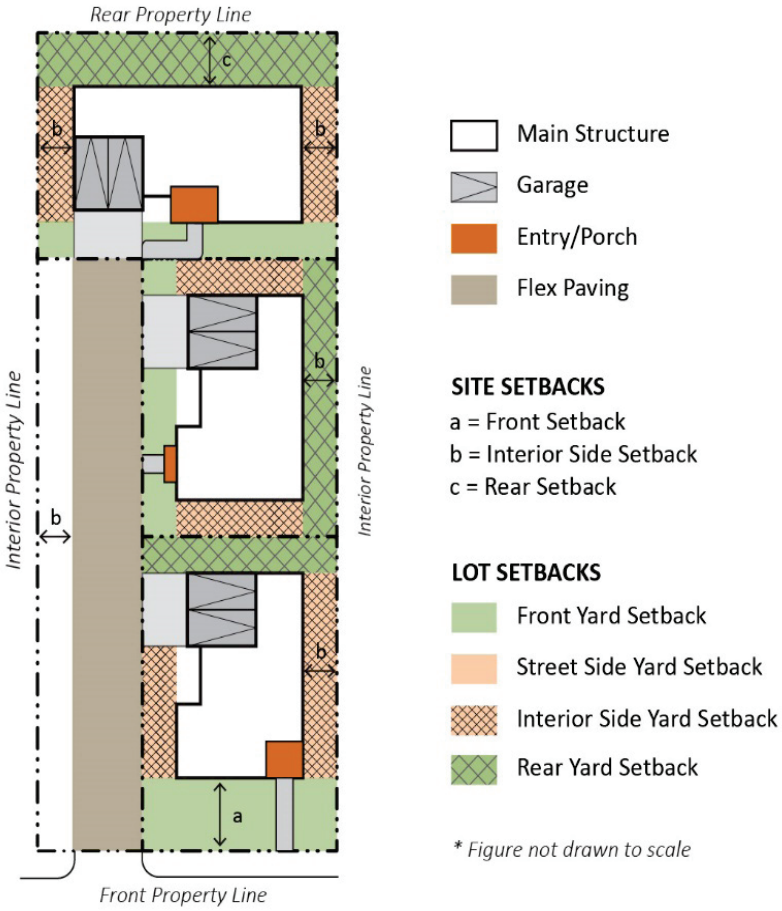
ii. Curb cuts and driveways providing access to parking shall be from an alley or secondary/private street, rather than from the public right-of-way, wherever such alley or secondary/private access is feasible.

iii. Parking is not permitted in the front setback area for individual lots and building sites.

iv. Garage doors that face the street shall not occupy more than 60 percent of the width of any street-facing building facade. This limitation does not apply to frontages along alleys.

FIGURE 2.03.05–1. Example Small-Lot Detached Single-Family Residential Site Plans





4. Services and Utilities.

a. **Utilities.** All new utility boxes and equipment and utility connections shall be undergrounded unless otherwise prohibited by the utility provider (e.g., water backflow prevention device that must be placed above ground) or the City Engineer grants an exemption following his/her determination that such undergrounding is not practicable.

b. **Location of Above-ground Utilities and Service Areas.** All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below:

   i. Utilities and equipment shall be located on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings.

   ii. Utilities and equipment and shall not be located within the front or street side setback area of the lot or development site.

   iii. Utilities and equipment shall be fully screened from view (see Subsection D.4.c (*Service, Utility, and Equipment Screening)*).

   iv. Single-family residential development projects of less than six units do not necessitate communal or shared trash and recycling areas/containers. In such cases, no enclosure structure shall be required, however individual trash and recycling containers shall be stored in such a manner that containers are not visible or screened from public view from the front of the property. Containers may be placed in public view for purposes of collection only on the scheduled collection day and should be removed from public view following said collection.

   v. For single-family residential development projects with six units or more, trash and recycling containers and collection areas shall be adequate in capacity, number, and distribution to accommodate all waste generation of the site. The number of containers and collection areas shall be reviewed by the local disposal service and approved by the Director. Refuse collection areas shall be located inside of enclosures located along alleys, in parking areas, or at the rear or side of buildings and shall be fully screened from view per the screening standard below (see *Service, Utility, and Equipment Screening* standard in this Subsection, below). Communal refuse collection areas are prohibited on primary frontages (defined as the front lot line).

c. **Service, Utility, and Equipment Screening.** Screening of refuse collection areas, utilities, and equipment shall meet the following standards:

   i. Screening shall be equal to or higher than the height of the equipment to be screened.

   ii. Screening shall be made of a primary exterior finish material used on other portions of the residential units, architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.

d. **Mailboxes.** Mailbox clustering is not required for single-family residential development projects with less than six units. For single-family residential development projects with six units or more, mailboxes shall be clustered (group mailboxes) and shall meet the following standards:

   i. The cluster mailbox unit(s) and any associated shelters shall be designed using exterior finish materials and colors used on the surrounding residential units.

   ii. Group mailboxes shall be illuminated with lights and fixtures similar to those used externally throughout the development.

   iii. Design and location of group mailboxes shall conform to U.S. Post Office requirements.



E. Building and Facade Design Standards.

1. Architectural Variability.

For all developments involving four or more contiguous lots, there shall be multiple "distinctly different" front facade designs. No more than two houses shall be of the same front facade design as any other house directly adjacent along the same block face. Mirror images of the same configuration do not meet the definition of "distinctly different." "Distinctly different" shall be defined to mean that a single-family dwelling's elevation must differ from other house elevations in the following (see *Facade Modulation and Articulation* standard):

a. Number of stories (optional);
b. Modulation strategies - *at least one*;
c. Articulation strategies - *at least one*;
d. Variation in materials - *different material palette, with a different primary material*.

The number of required different front facade designs shall be in accordance with Table 2.03.05-1 (Architectural Variability).

TABLE 2.03.05–1: Architectural Variability

Total number of Dwelling Units	Minimum Number of Facade Designs
4 - 8	2
9 – 20	3
20 - 30	4
–31 - 40	5
41 - 60	6
61 - 100	7
>100	8

2. Facade Modulation and Articulation.

a. **Modulation.** Residential units shall employ ***at least two*** of the following building modulation strategies:
   i. Varied roof form, such as changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.
   ii. Use of balconies, front porches, overhangs, or covered patios.
   iii. Projections, offsets, and/or recesses of the building wall at least one foot in depth, such as bay windows, chimneys, brackets, and cornices.



b. **Articulation.** All building elevations that face a street or a cluster driveway shall employ varied facade articulation of wall surfaces. Facades shall incorporate ***at least three*** of the following features, consistent in design style, that provide articulation and design interest:
   i. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;
   ii. Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection;
   iii. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building;
   iv. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.;
   v. Decorative window elements such as lintels, shutters, window boxes, etc; and/or
   vi. Roof overhangs at least 18 inches deep.

3. Side Elevations.

Side facades facing a private street or cluster driveway shall include details which are compatible with those on the front facade, with similar types and treatments of roofs, windows, shutters, planter boxes, and other architectural elements.

4. Building Entries.

a. **Orientation.**
   i. Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Exceptions to this requirement may be approved by the Director or designee for projects where the project site is located on a major arterial, provided the facade facing the public street is designed with similar details and treatments to those of the front facade.
   ii. Dwelling units located in the interior of a development shall orient the primary entryway toward and visible from a private street, pedestrian pathway, or open space that is connected to a public right-of-way or private street.

b. **Projection or Recess.** Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least five feet and a minimum area of 30 square feet. Exceptions to this requirement may be approved by the Director or designee for alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry.

c. **Grade.** Ground floor/entry height shall be a maximum of three feet above grade.



5. Building Roofs. Building roofs shall be designed as follows:

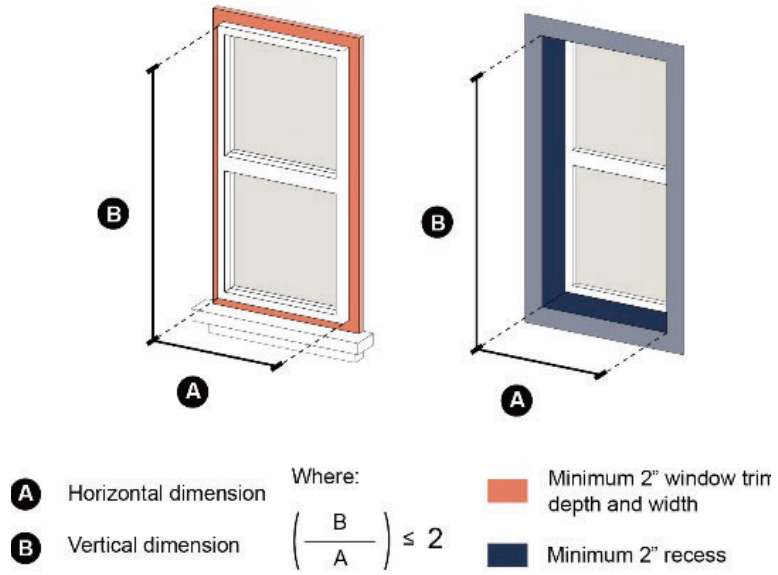
a. **Roof Form.** Primary roof forms shall be gable, hipped, flat, or shed. Turret/cone style roof forms are prohibited.

b. **Roof Pitch.** Steep roofs with a rise to run ratio over 6:12 (26.6 degrees) are prohibited.



6. Window Trim or Recess. Trim at least two inch in depth shall be provided around all windows, or windows shall be recessed at least two inches from the plane of the surrounding exterior wall (see Figure 2.03.05-2 (Window Trim or Recess)). Foam is not a permitted trim material.

FIGURE 2.03.05-2.Figure 2.03.052 Window Trim or Recess



F. Colors and Materials.

1. **Variation in Materials.** Each home shall incorporate at least two materials for facades.
2. **Prohibited Siding Materials.** The use of plywood, vinyl, plastic (and plastic laminate), and fiberglass is prohibited.
3. **Building Component Colors**. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.

G. Transitions and Privacy.

1. **Window Placement.** Windows on adjacent units shall be offset by at least three feet to avoid direct sightlines into and from neighboring properties.
2. **Upper-Story Decks and Balconies.** Upper-story decks and/or balconies over 20 square feet in area shall be setback a minimum of 15 feet from an off-site single-family zoned property.
3. **Landscape Buffer.** For development projects of six units or more, a landscaped planter strip of at least three feet in width shall be provided along the abutting property line between a small lot subdivision/ development and any adjoining low-density residential zoning district boundaries. Trees shall be planted within this area every 20 to 40 feet on center (depending on the tree species and canopy at maturity) to provide screening between the small lot subdivision/development and the adjacent low density residential uses.





H. Open Space

1. Common Open Space.

If common open space is provided, it shall be landscaped with trees, shrubs, and groundcover, with the exception of areas used for amenities which enhance usability, such as play/exercise equipment, benches, picnic tables, swimming pools, and the like. Common open space shall have a minimum useable width of 15 feet, a slope of no more than 10 percent, be accessible by all units, and provide at least one tree. Additional trees shall be provided at a rate of 1 tree per 1,000 square feet.

2.03.06. Mixed-Use and Multi-Family Residential Design Standards

A. Applicability.

The design standards in this Section shall be applicable to the fol lowing, unless specified otherwise:

1. All mixed-use or stand-alone multi-family residential development, redevelopment, expansions, and modifications of buildings and uses within the mixed-use zones.
2. All residential mixed-use development projects, located in other zones throughout the city (e.g., Regional Commercial).

B. Site Design - Access and Connectivity.

All applicable development projects shall comply with the following site design standards. Additional site design regulations can be found in Section 3.01.01 (Site Design) of Article 3. Where a conflict exists between the standards in Article 3 (Citywide Regulations) and this Section, this Section shall prevail.

1. Smaller Blocks and New Connections.

The following standards apply to projects (development sites) over 5 acres in size.

a. New developments or projects shall create smaller blocks and new connections such as publicly-accessible streets or bicycle/ pedestrian pathways such that no new block shall be longer than 400 feet in length without a publicly-accessible connection through the parcel.

b. Where a site has through access to two parallel public or publicly-accessible rights-of-way, at least one publicly-accessible street or multi-use path (pedestrian and/ or bicycle) shall connect through the site to another publicly-accessible sidewalk, street, and/or bike path for every 400 feet of parcel frontage.

c. A street shall be designed and constructed per a classification determined by the Director. Street designs are determined by the City of Indio Public Works Engineering Standards. Street rights-of-way shall be dedicated to the City or provided as a public access easement.





2. External Connectivity.

Streets within any proposed development site shall be aligned with existing and planned streets in the surrounding area to create a continuous street pattern. All streets in any development site shall connect to other streets and to existing and planned streets outside the proposed development to the extent feasible. Any dead-end street longer than 400 feet shall be connected to other streets by a pedestrian path. If a development is gated, it shall provide frequent pedestrian and bicycle connections between the gated community and surrounding areas at distances no more than 600 feet apart.



3. Vehicular Access Hierarchy.

Parking and service area access shall be provided from the following, in order of preference: 1) from an alley; 2) in the absence of an existing or proposed alley, access shall be from a driveway shared with a property abutting the development site; 3) in the absence of an alley or shared driveway, access shall be from the side/lesser street abutting the development site; 4) in the absence of a side street, from a curb cut/driveway along the primary street frontage. See additional standards in Chapter 3.03 (Parking and Loading).

4. Driveway and Curb Cuts.

These standards shall apply to driveways and associated curb cuts providing vehicular access to parcels improved with mixed-use and/or multi-family residential development projects. Alley frontages are exempt from these standards. See also Chapter 3.03 (Parking and Loading).



a. Driveways shall be a minimum of 50 feet from any street intersection. For parcels less than 75 feet wide, driveways shall be located along the lot line farthest from the intersection.

b. Each development project site shall be limited to one curb cut, including driveways and private/service streets, per 400 feet of public street frontage, or two curb cuts per street frontage, whichever is less (unless otherwise required for emergency vehicle access).

5. Pedestrian Access.

Primary entries for buildings along street frontages shall meet the following standards (excludes individual residential entries):

a. At least one pedestrian entry is required for each building or tenant space on each primary street frontage, unless a greater number is required by the adopted Building or Fire Codes. A single corner entry may be provided to fulfill this requirement.

b. Primary building entries shall be at or above the back of sidewalk grade.

c. Primary building entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a front porch or forecourt.



C. Services and Utilities.

1. Utilities.

All new utility boxes and equipment and utility connections shall be undergrounded unless otherwise prohibited by the utility provider (e.g., water backflow prevention device that must be placed above ground) or the City Engineer grants an exemption following his/her determination that such undergrounding is not practicable.

2. Location of Above-ground Utilities, Storage, and Service Areas.

All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, and outdoor storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below:

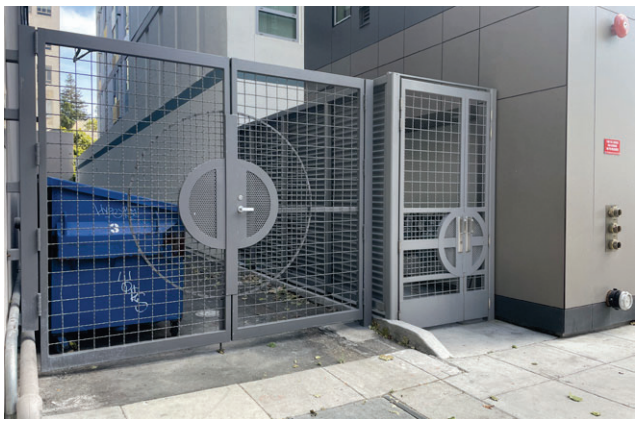
a. Utilities and equipment, service, storage, and non-passenger loading areas shall be located inside buildings or on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings.

b. Utilities and equipment, service, storage, and non-passenger loading areas shall not be located within minimum setback areas, along mid-block pedestrian connections, within the public right-of-way, and/or within 25 feet of a street corner.

c. Utilities and equipment, service, storage, and non-passenger loading areas shall be fully screened from view per Subsection C.3 (Service, Utility, and Equipment Screening) below.

d. Refuse collection areas to the extent possible shall be located as far as possible from the residential portion of mixed-use buildings and open space areas. Additional regulations for refuse collection areas can be found in Section 3.05.08 (Refuse and Recycling).





3. Service, Storage, Utility, and Equipment Screening.

All service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:

a. Screening shall be equal to or higher than the height of the equipment to be screened.

b. Screening shall be made of a primary exterior finish material used on other portions of the building, architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.



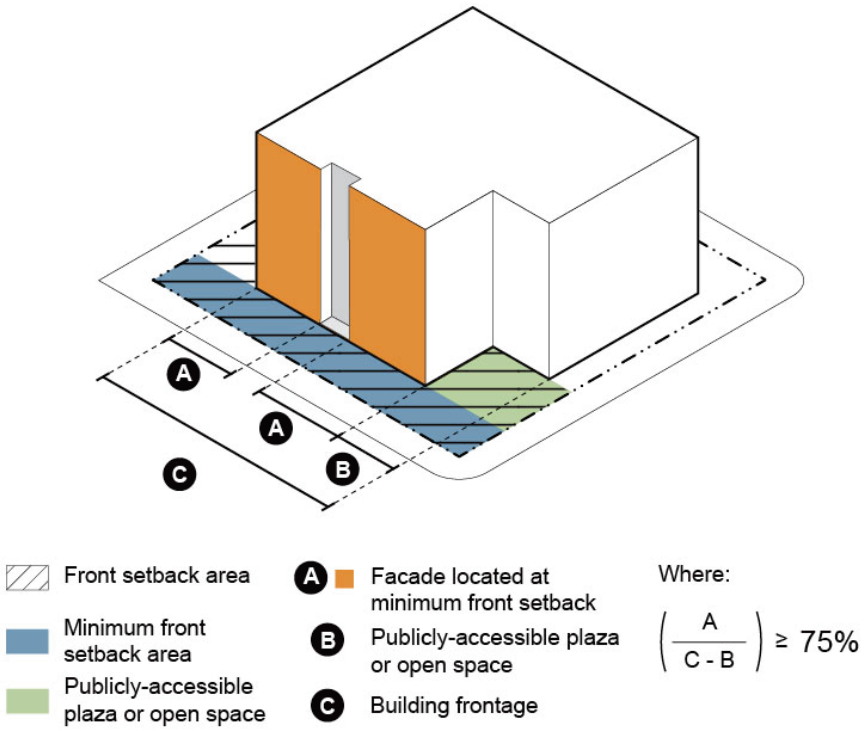
D. Building Massing and Articulation.

Building facades shall use a variety of strategies, including building modulation, fenestration, and facade articulation to create visual interest and express a variety of scales as follows.

1. Building Frontage Location.

In mixed-use zones, at least 75 percent of the building facade shall be located within the minimum and maximum setback lines. Up to 25 percent of the building facade may be located behind the maximum setback to allow for massing breaks, forecourts, plazas, etc. Publicly-accessible plazas/open spaces may be subtracted from the overall facade length to calculate the minimum percentage of building facade to be located within the setback range, as shown in Figure 2.03.06-1 Building Frontage Location.

FIGURE 2.03.06–1. Building Frontage Location

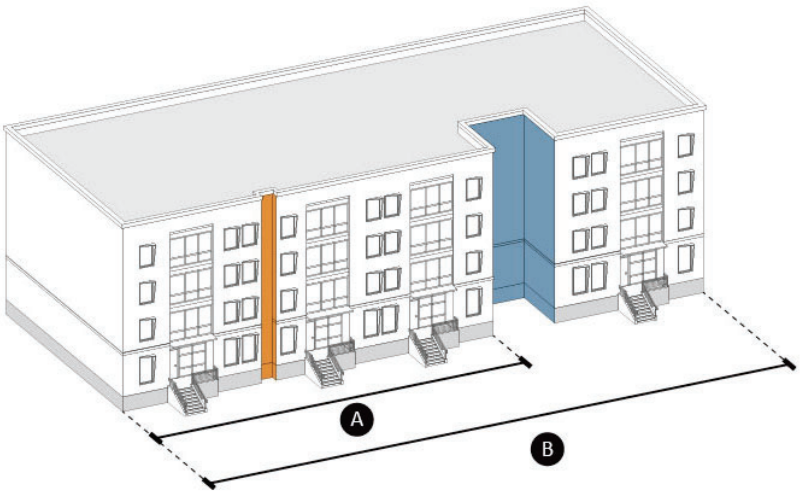


2. Massing Breaks.

a. **Major Massing Breaks.** Buildings greater than three stories in height with building facades greater than 150 feet in length shall have a minimum of one major massing break. Major massing breaks shall be a minimum depth of five feet and a minimum width of 10 feet and shall extend the full height of the building including a break in the roofline. Building facades greater than 300 feet in length shall include at least two major massing breaks, with one major break with a minimum depth of 10 feet and minimum width of 20 feet (the other break may be at the smaller size - minimum depth of five feet and a minimum width of 10 feet).

b. **Minor Massing Breaks.** Continuous building facades greater than 75 feet in length shall have at least one minor massing break (vertical shift modulation). Minor breaks shall be a minimum of two feet deep and four feet wide and extend at minimum the full height of the building above the ground floor, including a break in the roofline.

FIGURE 2.03.06–2. Massing Breaks



A Facade length ≤ 75'

B Facade length ≥ 150'

Minor break for building lengths ≤ 75 long

Major break for buildings lengths ≥ 150' long





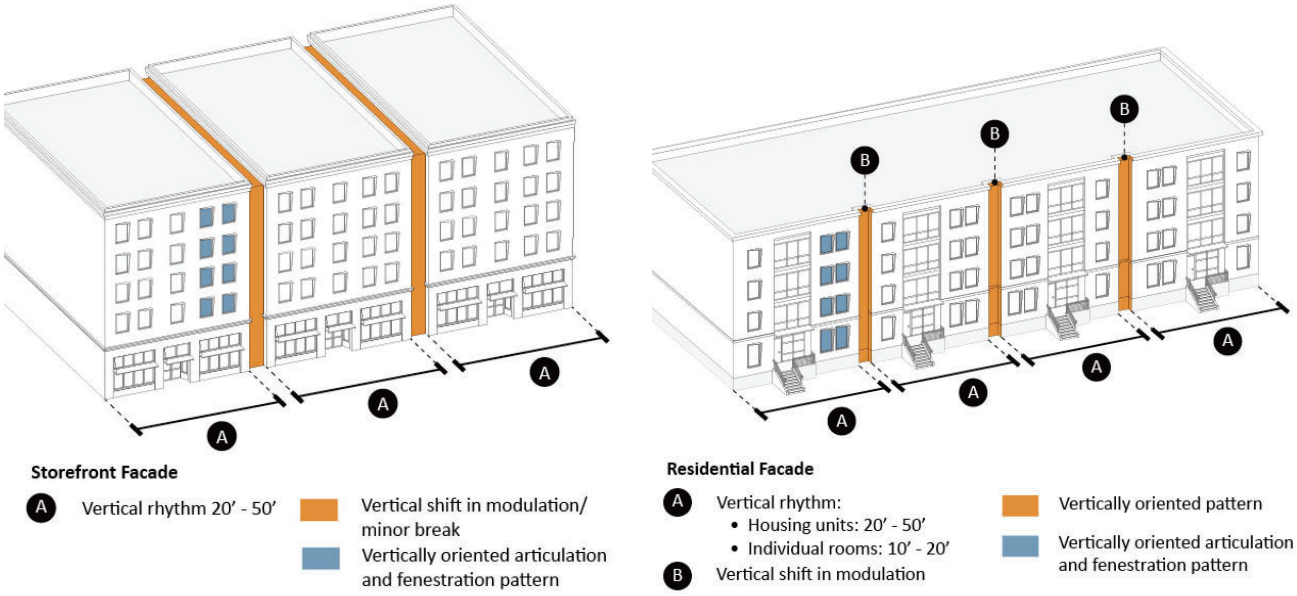
3. Facade Rhythm and Pattern.

a. Multi-family residential and residential mixed-use buildings shall express a rhythm and pattern that reflects the size and scale of a housing unit and/or individual rooms and spaces. Architectural rhythm and pattern is expressed through repeated patterns of lines, shapes, forms, and/or colors. This may be achieved with building modulation to create vertically oriented facades (height greater than the width of the facade), facade articulation, and repeating vertically oriented patterns of fenestration as follows:

i. Residential facades shall use vertical patterns of building modulation, facade articulation, and fenestration. This rhythm shall be between 20 to 50 feet in width for housing units or 10 to 20 feet in width for individual rooms and spaces.

ii. Ground floor storefront uses shall express a vertical rhythm not to exceed 20 to 50 feet in width.

FIGURE 2.03.06–3. Facade Rhythm and Pattern



4. Building Components (Base/Middle/Top).

Buildings four stories and higher shall be designed to differentiate a defined base, a middle or body, and a top, cornice, or parapet cap. Buildings three stories or less shall include at minimum a defined base and top. Each of these elements shall be distinguished from one another for a minimum of 80% of the facade length through use of ***two or more of the following***:

a. Horizontal facade modulation, which could include upper floor or ground floor step backs. Ground floor step backs shall include a horizontal shift of the ground floor facade with a minimum depth of two feet to create an overhang or arcade. Upper floor step backs shall include at minimum a five-foot step back from the primary facade for a minimum of 80% of the length of the facade.

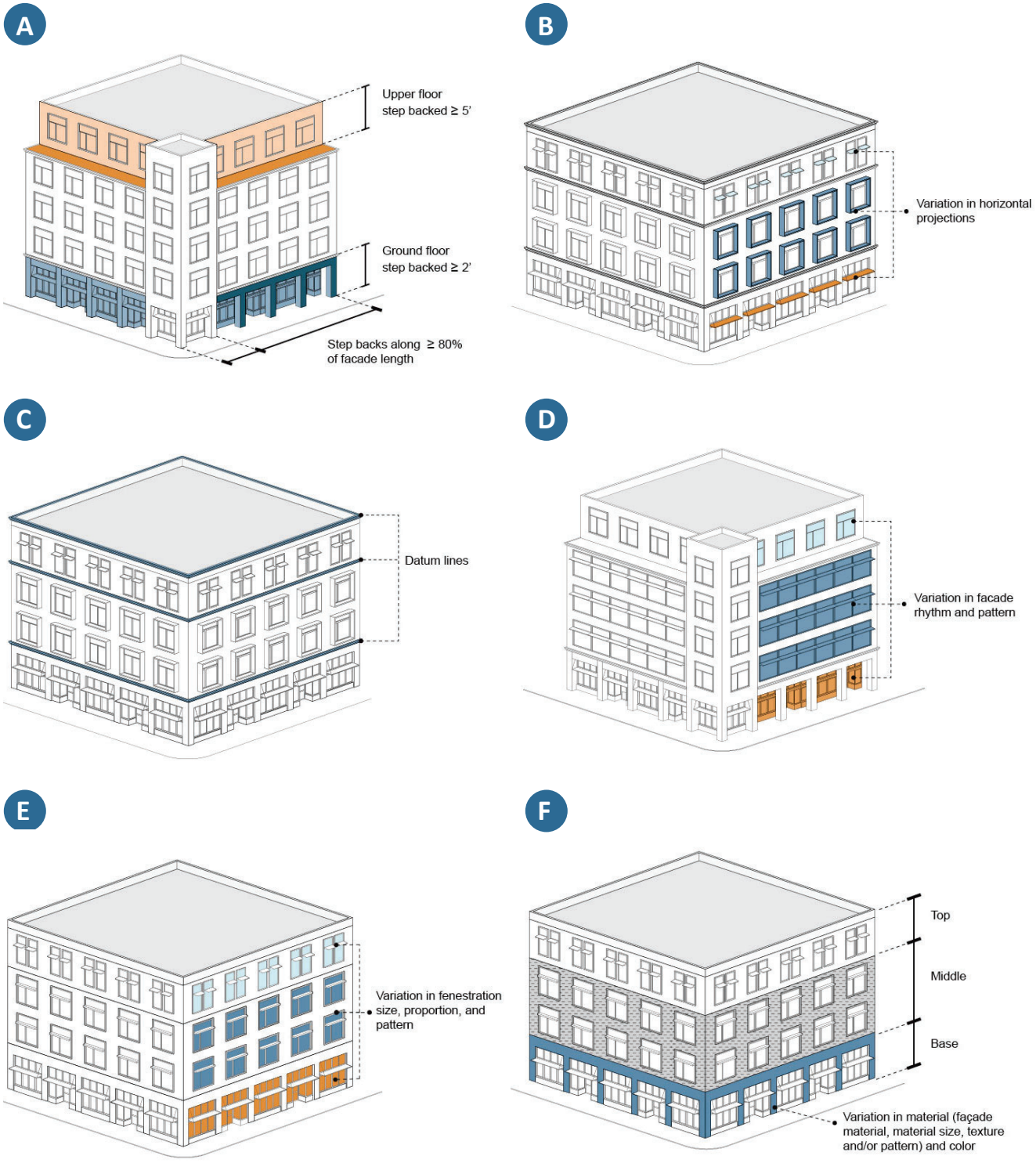
b. Horizontal facade articulation and/or variation in facade articulation strategy (see 2.03.04.D4 (Facade Articulation)).

c. Variation in facade rhythm and pattern (see 2.03.04.D2 (Facade Rhythm and Pattern)).

d. Variation in fenestration strategy (size, proportions, pattern, and depth or projection) (see 2.03.04.D5 (Fenestration)).

e. Variation in material (facade material, material size, texture and/or pattern) and color.

FIGURE 2.03.06–4. Building Components (Base/Middle/Top)







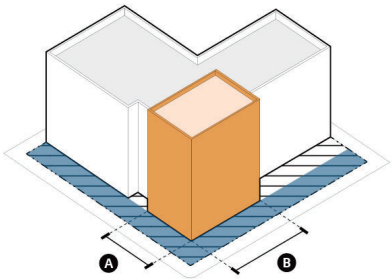
5. **Facade Articulation.** All facades shall include a minimum of ***two*** of the following facade articulation strategies to create visual interest:
   a. Vertical and horizontal recesses such as a pattern of recessed grouping of windows, recessed panels, or similar strategies. The recess shall be a minimum four inches in depth.
   b. Vertical and horizontal projections such as shading and weather protection devices, decorative architectural details, or similar strategies. Shading and weather protection projections shall be a minimum of two feet in depth. Architectural projections shall be a minimum of four inches in depth.
   c. Datum lines that continue the full length of the building, such as cornices, with a minimum four inches in height, and a minimum two inches in depth with a change in material.
   d. Balconies or Juliet balconies (every 20 to 50 feet). Balconies shall be a minimum of six feet in depth; Juliet balconies shall be a minimum of four inches in depth.
   e. Screening devices such as lattices, louvers, shading devices, perforated metal screens, or similar strategies (see also Subsection F.2 (Awnings, Canopies, and Weather Protection)).
6. **Fenestration.** Fenestration shall meet the following standards:
   a. Fenestration shall reinforce vertical proportions and patterns with windows that shall not exceed a 2:1 horizontal-to-vertical ratio.
   b. Windows that are flat or "flush" with the facade are prohibited unless applied to a portion of a building that is part of a recessed facade modulation as identified in horizontal or vertical shift modulation strategies in Subsection D.5 (Facade Articulation) above.
   c. Windows shall be recessed a minimum of two inches to provide a "punched" recessed character, or window trim shall be a minimum of two inches in width and depth.
   d. Curtain walls, if used, shall have a vertical orientation of mullions, joints, or solid panels that create a vertical pattern that does not exceed a 2:1 horizontal-to-vertical ratio.
7. **Treatment of Corner Buildings.** Buildings located at street corners that are three stories and higher shall include at least one of the following special features:
   a. The building facade shall be located at the minimum front yard setback or build-to line for a minimum aggregated length of 50 feet on both facades meeting at the corner, and shall include one or more of the following building features:
      i. An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building.
      ii. A different material application and/or fenestration pattern from the rest of the facade.
      iii. A change in total height of at least 4 feet greater or less than the height of the abutting primary facade.
      iv. A special architectural feature such as a rounded or cut corner, tower/cupola, or similar.
   b. A publicly-accessible open space/plaza or outdoor seating area for public dining with a minimum dimension of 20 feet and minimum area of 400 square feet.

FIGURE 2.03.06-5. Treatment of Corner Buildings





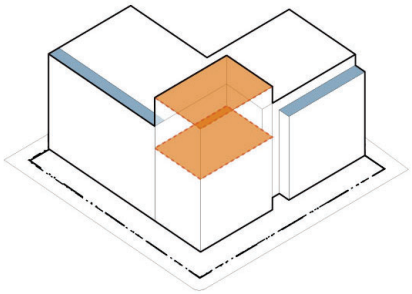
A



Front setback area
Minimum front setback area

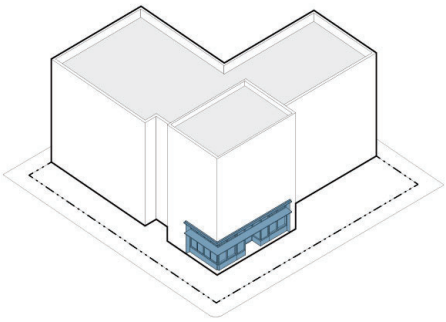
Where:
A + B ≥ 50'

A3



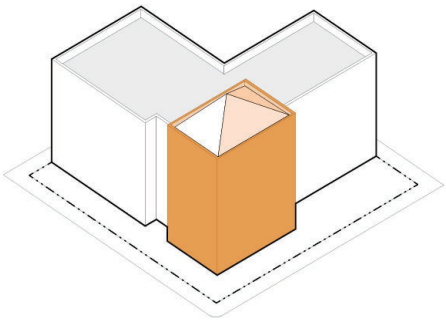
Corner element height ≤ 4' **or** ≥ 4' than abutting height
Building height of abutting facade

A1



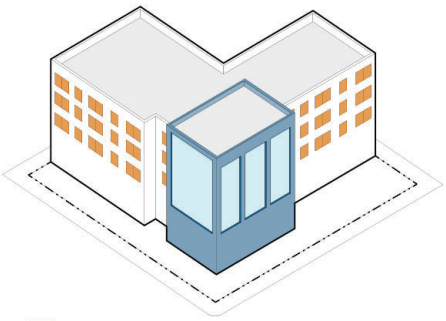
Corner entry to ground floor retail or primary building entrance

A4



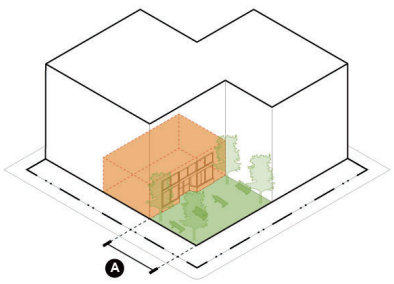
Corner architectural feature

A2



Corner element material or fenestration pattern
Remaining facade building material or fenestration pattern

B



A Minimum 20' dimension
Publicly accessible open space or common open space ≥ 500 sf
Adjacent common interior open space





E. Ground Floor Design - General.

1. Primary Shared Residential Building Entries.

Primary residential building entries shared by multiple units (e.g., leading to upper stories) shall be accentuated from the overall building facade through a facade modulation that includes ***at least one*** of the following:

a. A recess or projection from the primary facade plane with a minimum depth of two feet.

b. A change in roof form.

c. Weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning/canopy or using a combination of these methods.

2. Blank Walls.

Blank walls (facades without doors, windows, landscaping treatments, artistic treatments, or facade articulation as identified in 2.03.04.D4 (Facade Articulation)) shall be no more than 30 feet in length along public rights-of-way, pedestrian pathways, or publicly-accessible open space areas.

3. Front Yard Setback Character.



Required front setbacks shall provide a landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to public access/sidewalks, outdoor seating, front porches, door swing of building entries, and publicly-accessible open space:

a. F**or ground-floor retail or retail-like uses.** A minimum of 20% of the required front setback area.

b. **For other ground-floor non-residential uses.** A minimum of 40% of the required front setback area.

c. **For ground-floor residential uses.** A minimum of 60% of the required front setback area. Front setbacks that are 10 feet or greater shall also include at minimum one tree per 40 linear feet of street frontage.

F. Ground Floor Design – Non-Residential.

1. Retail/Storefront Ground Floor Design.

a. **Ground Floor Height.** Retail/commercial ground floor space shall have a minimum height of 15 feet floor-to-ceiling.

b. **Transparency (Openings and Windows).** Storefronts in new mixed-use developments shall contain clear openings and windows for a minimum of 60% of the total area of the first-floor facades facing public rights-of-way, pedestrian pathways, or publicly-accessible open space areas. Transparent glazing shall have a minimum Visible Transmittance (VT) value of 60 and be without tint or coloration.

c. **Bulkheads and Solid Base Walls.** If provided, bulkheads and solid base walls shall not be less than 12 inches or higher than 30 inches.

d. **Weather Protection.** Primary ground floor entrances shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.

FIGURE 2.03.06-6. Retail/Storefront Ground Floor Design





2. Awnings , Canopies and Weather Protection.

a. Awnings and canopies shall provide a minimum of eight feet of vertical clearance over the sidewalk.

b. When transom windows are provided above display windows, awnings, canopies, or similar weather protection elements shall be installed between the transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window.

c. Awnings may be fixed or retractable.

d. Awnings, canopies, and other weather protection elements shall not extend across more than 80 percent of the facade. Instead, individual segments shall be installed over each storefront entry or set of storefront windows and shall not extend across wall sections, across multiple windows, or over columns.

e. Awnings and canopies shall be made of fabric, glass, wood (synthetic or weather treated), metal or a combination of such materials. Vinyl and plastic awnings are prohibited.

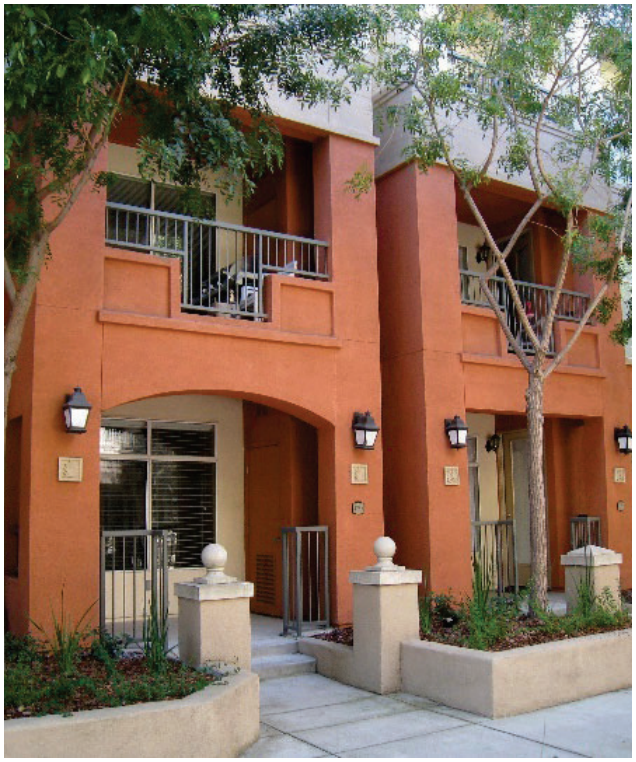
3. Other Non-Residential Ground Floors.

a. Ground floor space shall have a minimum height of 15 feet floor-to-ceiling.

b. A minimum of 30% of the total area of first-floor facades facing public rights-of-way, pedestrian pathways, or publicly-accessible open space areas shall include clear openings and windows. Transparent glazing shall have a minimum Visible Transmittance (VT) value of 60 and be without tint or coloration.

c. Primary entries shall include weather protection that is a minimum 8 feet wide and 6 feet deep by recessing the entry, providing an awning or canopy or using a combination of these methods.





G. Ground Floor Design - Residential.

1. Ground Floor Residential Units.

The finished floor of ground floor residential units shall be within the minimum and maximum heights according to setback distance from back of walk as described below and illustrated in Figure 2.03.06-7. Finished Floor Range for Ground Floor Residential Units.

a. **Finished Floor Height:**

   i. ***Setback between 0 – 10 feet:*** Minimum finished floor height of 4 feet, maximum finished floor height of 5 feet.

   ii. ***Setback between 10 - 15 feet:*** Minimum finished floor height of 2.5 feet, maximum finished floor height of 5 feet.

   iii. ***Setback > 15 feet:*** Minimum finished floor height of 0 feet, maximum finished floor height of 5 feet.

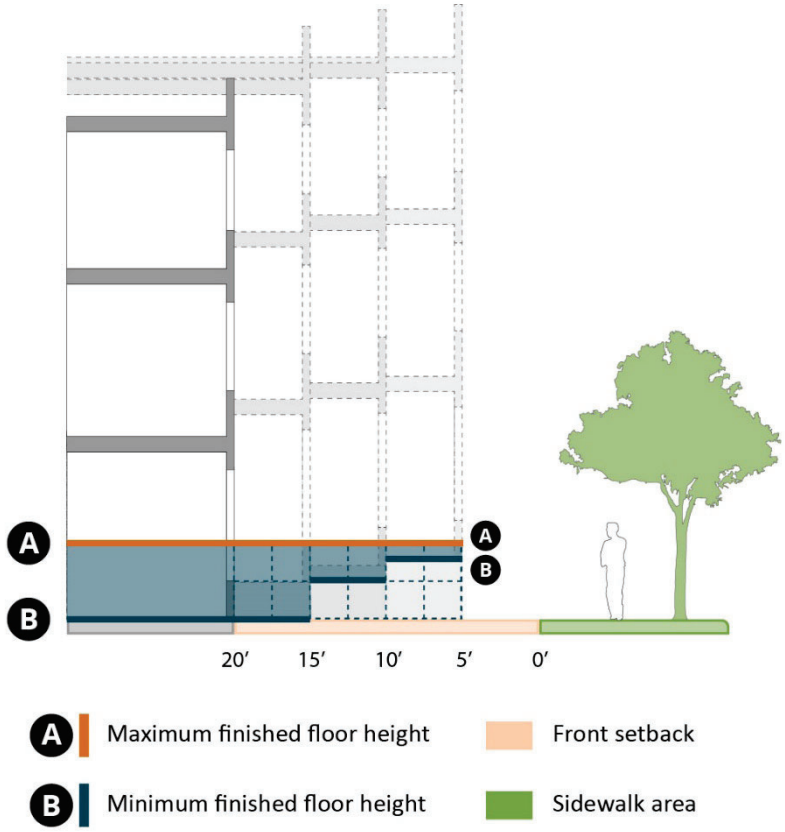
b. On sites with a cross slope greater than 2% along a building facade, the average height of the finished floor and back of walk shall be used. Where ADA accessibility requirements prohibit raised unit entries for some or all units, those units are exempt. For corridor buildings, accessible entries shall be located on the interior corridor.

c. When the underlying zoning district has a minimum setback of zero feet, all residential units shall be set back a minimum 5 feet from back of walk.

d. A minimum of 60% of the ground floor residential units that face a public right-of-way, publicly-accessible path, or open space shall have unit entries with direct access to the sidewalk, path, or open space. (Senior units or other deed-restricted units for special populations are exempt.)

e. Primary ground-floor entrances serving individual residential units shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or canopy, or using a combination of these methods.

FIGURE 2.03.06-7. Finished Floor Range for Ground Floor Residential Units



H. Building Materials.

1. Variation in Building Materials.

Each facade shall include the following materials:

a. Primary materials shall cover between 55 and 65% of each exterior (excluding windows, doors, garage doors, and building trim).

b. A secondary material(s) shall cover the remaining 25 to 35% of each facade (excluding windows, doors, garage doors, and building trim).

c. Durable finish and/or accent materials, including masonry, tile, stone, brick, and/or finished metal may cover up to 10% of the first floor of the front facade (excluding building trim).



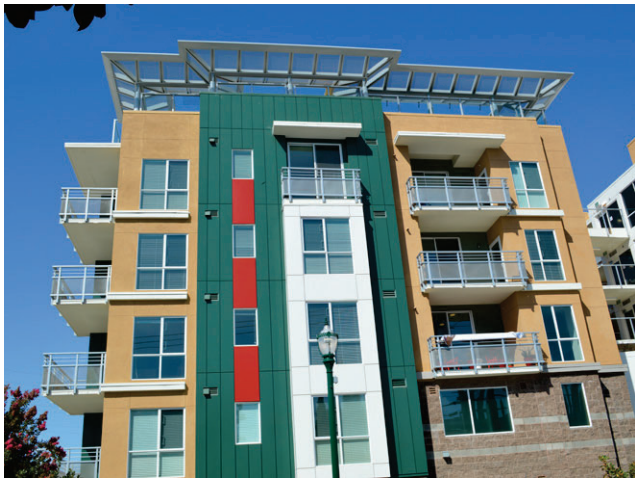
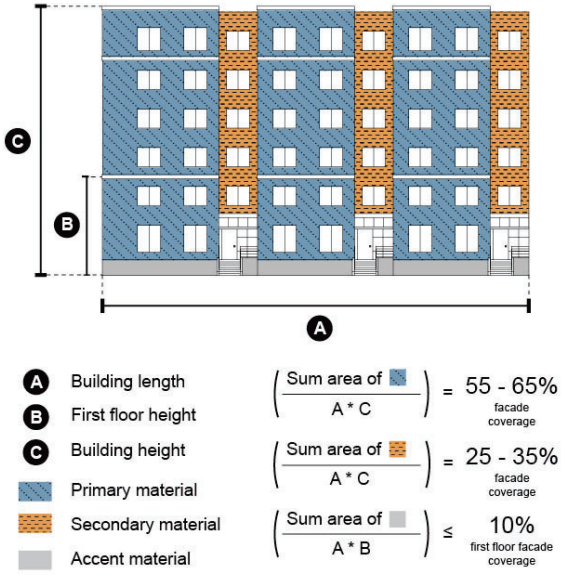


FIGURE 2.03.06-8.Variation in Building Materials



2. **Prohibited Siding Materials.**

   Plywood, vinyl, plastic (and plastic laminate), and fiberglass are prohibited as siding materials.

3. **Building Component Colors.**

   All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match the color of the adjacent surface.





I. Open Space.

1. Publicly-Accessible Open Space.

This section applies to publicly-accessible private open spaces (PAPOS), when provided (either where required or provided voluntarily). Publicly-accessible open space may include: plazas, courtyards, seating areas, parklets, play areas, recreational facilities or equipment, dog parks, and usable green space, among others.

a. **PAPOS Design and Dimensions.** PAPOS shall be designed to create usable open space for public use. PAPOS shall meet the following standards:

   i. Minimum dimension of 20 feet in one direction with a minimum of 15 feet in any other direction. Minimum total area of 400 square feet .

   ii. A maximum of 40 percent of the open space may be covered but cannot be enclosed. Open space is considered enclosed when the space between a floor, decking, or ground level and a roof structure has sides taller than 50 inches in height on more than two sides.

   iii. Minimum 20% landscape area as per Subsection I.1.c below.

   iv. The space shall be publicly accessible for a minimum of 12 consecutive hours per day.

   v. The space shall be directly accessible from a public right-of-way or from a publicly-accessible lobby; or, if the PAPOS is not directly accessible and visible from a public right-of-way, clear signage shall be visible from the public right-of-way directing users to the PAPOS and well as identifying the PAPOS, open space type, hours of access, and amenities.

b. **PAPOS Amenities.** PAPOS shall include seating options (e.g., seat walls, planter ledges, benches, picnic tables, and seating steps) and shade structures (e.g., awnings, trellises, umbrellas), and ***at least one*** of the following amenities and features:

   i. Water features

   ii. Public art

   iii. Drinking fountains

   iv. Public restrooms

c. **PAPOS Landscaping.** PAPOS shall provide a combination of trees, shrubs, and ground cover as follows:

   i. A minimum of 20% of the open space area shall be planted with ground cover and/or shrubs.

   ii. A minimum of one tree shall be planted per 400 square feet of the open space area.





2. Common Open Space.

This section applies to private common open space in residential subdivisions, multi-family residential projects, and residential mixed-use projects. Private common open spaces may be indoor rooms or outdoor open spaces that are shared and accessible only to building residents and their visitors. They can be located at the ground level, on parking podiums, or on rooftops, provided they are adequately landscaped. Common open spaces may include: courtyards, gardens, play areas, outdoor dining areas, recreational amenities, rooftop amenities, and community rooms, among others.

a. **Common Outdoor Open Space Design and Dimensions.** Common outdoor open spaces shall meet the following standards. Entry porches and required setback areas with a dimension less than 20 feet shall not be counted towards common open space requirements.

   i. Minimum dimension of 20 feet in any direction;

   ii. A maximum of 40 percent of the common open space may be covered but cannot be enclosed. Common open space is considered enclosed when the space between a floor, decking, or ground level and a roof structure has sides taller than 50 inches in height on more than two sides;

   iii. Courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1.25:1;

   iv. Minimum 20 percent of the open space area shall be planted with trees, ground cover, and/or shrubs;

   v. Slope shall not exceed 10 percent; and

   vi. Include places to sit, shade structures, and ***at least two*** of following amenities:

      a.) Playground equipment;

      b.) Picnic tables;

      c.) Barbecue grills;

      d.) Exercise equipment; and/or

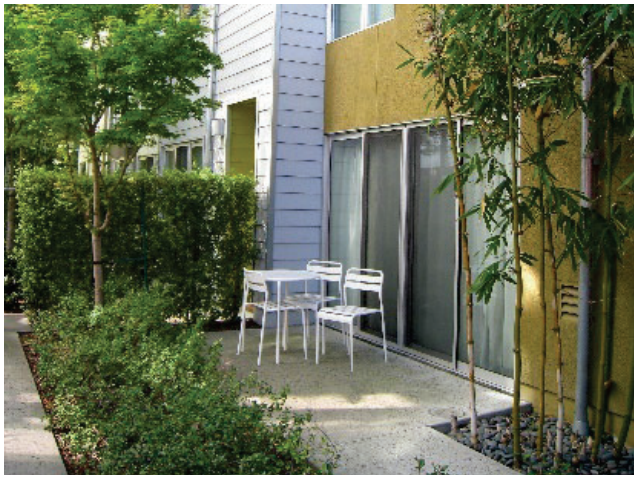
      e.) Sports facilities.

b. **Common Community Room Design and Dimensions.** Common community rooms shall be easily accessible by building residents and designed to serve as gathering places. Common community rooms may include: lounges, fitness rooms, shared kitchens, dining areas, co-working spaces, game rooms, or other spaces that provide opportunities for shared experiences. Common community rooms shall meet the following standards:

   i. Have direct access to and be directly adjacent to common outdoor open spaces or PAPOS;

   ii. Minimum dimension of 15 feet by 15 feet;

   iii. Minimum floor-to-ceiling height of 11 feet.





3. Private Open Space.

This section applies to personal private open space in multi-family residential and residential mixed-use projects. Private open space areas are intended for private use for each dwelling unit and may include: balconies (covered or uncovered), private gardens, private yards, terraces, decks, and porches, among others.

a. **Private Open Space Design and Dimensions.** Private open spaces shall be designed to create usable space for residents to spend time sitting and relaxing outdoors or observing public and common open spaces and to provide direct visible access to the sky. Entry porches and required setback areas with a dimension less than 20 feet shall not be counted towards private open space requirements. Private open spaces shall meet the following standards:

   i. Be directly accessible from a residential unit.

   ii. Minimum dimension of 6 feet in any direction.

   iii. Minimum clear height dimension of 8 feet 6 inches.

   iv. May be covered but cannot be enclosed. Private open space is considered enclosed when the space between a floor, decking, or ground level and a roof structure has more than two sides taller than 50 inches in height.

b. **Private Open Space Screening.** Ground level private open space shall be screened or buffered from adjacent private or common open space and dwellings by landscaping, fencing, walls, trellises, or other screening elements. Such screening or buffering shall be a minimum of 30 inches and a maximum of 42 inches in height.

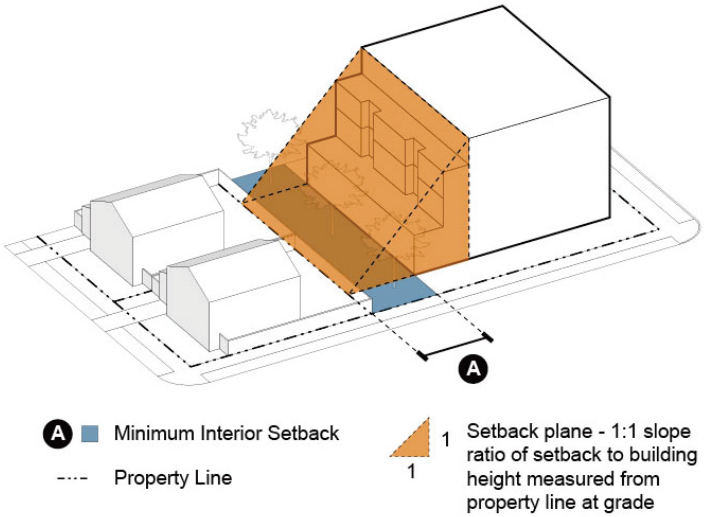


J. Neighborhood Transitions

1. Transition to Lower Density Building Types.

When a building has a rear property line abutting a single-family residential zoned parcel, no portion of a building shall be within the setback established by a diagonal plane that begins at finished grade at the rear property line and slopes at a 45-degree angle moving away from the abutting property line until a point not to exceed maximum allowable building height.

FIGURE 2.03.06-9. Transition to Lower Density Building Types



2. Window Placement.

Windows shall be offset a minimum of three feet opposite windows of adjacent residences when located closer than 10 feet to a side property line.

3. Balconies Placement.

Upper-story balconies shall be offset a minimum of 10 feet opposite windows of adjacent single-family residences.

4. Landscape Buffer.

Landscape buffers shall be provided between uses in accordance with Section 3.02.09 (Landscaping).

K. Performance Standards for Mixed-Use Zones

1. Purpose

The purpose of this section is to ensure that residential uses in mixed-use zones are not adversely impacted by adjacent commercial uses, including but not limited to traffic, noise, light, and safety impacts.

2. Applicability

The following performance standards shall apply to non-residential uses in mixed-use zones, and mixed-use developments in any zone within the city.

3. Hours of Operation.

The hours of operation for non-residential uses in mixed-use zones, and the non-residential component of mixed-use developments in any zone in the city shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily, unless modified by an administrative or conditional use permit.

4. Loading.

Loading, unloading, and all service and maintenance activities shall be conducted within the hours of operation noted in Subsection 3.05.16.C, to minimize noise and other negative impacts on residential uses.

5. Lighting.

Lighting for nonresidential uses shall be appropriately designed, located, and shielded to ensure that it does not negatively impact the residential units in the development or any adjacent residential uses and shall comply with Section 3.02.11 (Outdoor Lighting).

6. Noise.

All residential units shall be designed to minimize adverse noise impacts from nonresidential uses and shall comply with the maximum levels permitted in *Table 11-1: Noise Compatibility Guidelines* in the Noise Element of the City of Indio General Plan and Chapter 95C: Noise Control of the City of Indio Municipal Code. Proper design may include, but shall not be limited to, building orientation, double windows, wall and ceiling insulation, and orientation of vents. Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration.

7. Air Quality and Odors.

All residential units shall be designed to minimize adverse impacts from mechanical equipment and operations of nonresidential uses on air pollutant emissions and odors. Odors released from any operation or activity shall not exceed detectable concentration beyond lot lines, measured at any location on the lot lines. Non-residential uses with attached residential units shall provide state-of the-art ventilation systems to prevent odors from penetrating residential units.

8. Limitations on Use.

Any activity or use as determined by the Director not to be compatible with residential uses and/or to have the possibility of affecting the health or safety of residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or create a hazard because of materials, processes, products, or wastes, shall not be permitted within any mixed use development or mixed-use zone. This includes, but is not limited to, storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use and welding, machining, or open flame work.

9. Security.

Residential units shall be designed to ensure the security of residents through the provision of separate and secured entrances and exits that are directly accessible to parking areas. Where residential units are in the same structure as a non-residential/commercial use, access to residential units shall be from a secured area or entrance located on the ground floor. Nonresidential and residential uses located on the same floor shall not have common entrance hallways or common balconies. Shared or common residential entrances shall automatically lock upon closing.