

GPA 2-18
EXHIBIT A

U. Mixed Use

Intent: To provide sustainable and transit oriented opportunities for medium and large-scale multi-story, mixed use development that integrates retail uses and/or office and research and development related uses with higher density multifamily residential uses. The Mixed Use designation is intended to create housing opportunities; retain and encourage healthy, active retail centers for the community; promote innovative design by integrating residential and non-residential uses; facilitate neighborhood connections and convenient transportation alternatives in the vicinity of the project.

Allowable uses:

1. Retail uses.
2. Offices.
3. Personal services (i.e. dry cleaners, salons, yoga studios.)
4. Restaurants
5. Research and development space, including laboratories.
6. Residential uses, including home occupations and live/work uses.
7. Light manufacturing and assembly with limits on the sizes of factories.
8. Open Space, including green belts, squares and plazas.

The specific types, maximum amounts and densities of allowable uses shall be established in the site's zoning regulations. The zoning is anticipated to be a Planned Development district or an equivalent zone. The Mixed Use land use must be found to be compatible with the existing surrounding land uses and the surrounding planned land uses.

Prohibited Uses

1. Major manufacturing.
2. Warehouse and distribution.
3. Outdoor storage.
4. Agricultural Uses, including but not limited to crop production and animal husbandry.

Special Considerations for Mixed Use Developments.

The following special considerations shall be applied:

1. Include a mix of high density residential uses with convenient retail and services for the daily needs of residents or with space for job-generating office uses and/or research and development (laboratory) uses.
2. Provide site amenities and outdoor gathering spaces for employees, customers and residents.
3. Incorporate measures to reduce the reliance on vehicle ownership and use.
4. Provide on site improvements, access and facilities, designed to encourage and facilitate pedestrian, bicycle, transit, and other alternative transportation options as well as emerging mobility technologies.
5. The determination for whether residential or non-residential shall be permitted on the first floor and what is permitted on the floors above the first floor shall be included within the commensurate Planned Development or its equivalent applicable zone.
6. Support high-density developments that provide high quality design in an appropriate urban scale and enhances the City's character.
7. Provide site improvements, access, and on-site facilities and design that encourage and facilitate pedestrians, bicycles, transit, other alternative transportation options, and emerging mobility technologies.

Policies

Policy LU U.1 Promote compact development patterns, mixed-uses, and higher-development intensities that use land efficiently; reduce greenhouse gas emissions and auto dependence and the expenditure of energy and other resources; and that promote walking bicycling, and transit use, consistent with SACOG's strategies to facilitate and streamline the development of residential mixed-use projects and Transit Priority Projects.