

1 **Chapter 25.34 MMU (MYRTLE ROAD MIXED USE) DISTRICT REGULATIONS**

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16  
17 25.34.010 Scope of regulations.

18 The Myrtle Road Mixed Use District is centered on Myrtle Road and East Lane, east of the  
19 Caltrain railroad tracks. Development should be consistent with the existing neighborhood scale of small  
20 streets and varied commercial and residential buildings. New development shall maintain the existing  
21 pattern at a scale consistent with the adjacent residential areas, to serve as a buffer between the  
22 downtown commercial district and the residential neighborhoods to the east. The following regulations  
23 shall apply to all properties within the MMU district.

24 25.34.020 Permitted uses.

25 The following uses are permitted in the MMU district:

26 (a) Retail uses with a gross floor area of less than six thousand (6000) square feet, which  
27 achieve contiguous, pedestrian-oriented, retail frontage such as drug, liquor, variety stores, paint and  
28 hardware, apparel, accessory, stationery, florists, household furnishings, and furniture.

29 (b) Personal services, such as barber and beauty shops, photographic studios, shoe repair  
30 and laundry and dry cleaning services which do not include on-site processing.

31 (c) Business services, such as printing services, mailing services and post office box  
32 services.

1 (d) Service commercial uses with a gross floor area of less than 6000 square feet, such as  
2 automobile repair and maintenance, and repair and maintenance of electronic, personal and household  
3 goods.

4 (e) Offices, except health services and real estate.

5 (f) Travel agencies.

6 (g) Government agencies.

7 25.34.030 Conditional uses requiring a conditional use permit.

8 The following are conditional uses requiring a conditional use permit in the MMU District:

9 (a) Multi-family residential uses, including live/work, with an average maximum unit size of  
10 twelve hundred and fifty (1250) square feet. Average maximum unit size is defined as the maximum  
11 value allowed when averaging the square footage of gross floor areas of all residential units in a project.

12 (b) Health services and real estate offices.

13 (c) Financial Institutions.

14 (d) Retail uses and service commercial uses greater than six thousand (6000) square feet in  
15 floor area.

16 (e) Any building or structure which is more than thirty-five (35) feet in height, but not to  
17 exceed forty-five (45) feet in height.

18 25.34.035 Prohibited uses.

19 Uses not listed as permitted or conditional shall be prohibited and in particular, but not limited to  
20 the following:

21 (a) Uses of any industrial nature, including, but not limited to junkyards and automobile  
22 wrecking establishments.

23 (b) Massage, bathing or similar establishments, unless licensed by the California Massage  
24 Therapy Council (CAMTC) pursuant to Chapter 10.5 of the California Business and Professions Code  
25 (section 4600 et seq), which requires that CAMTC licensed massage establishments shall be considered  
26 a personal service.

27 (c) Adult-oriented businesses as defined in Chapter 25.76.

28 (d) Warehouses for storage of furniture, household, personal, or other similar articles or  
29 outdoor commercial storage.

30 25.34.040 Additional requirements for health services, beauty shops, barbershop, health studio,  
31 tanning facilities.

1 A health service, beauty shop, barbershop, health studio, or tanning facility in any location in any  
2 MMU district shall be limited to the hours of 7:00 a.m. to 9:00 p.m. unless a conditional use permit is  
3 approved by the planning commission pursuant to Chapter 25.52 to allow use outside those hours. The  
4 hours limitation imposed by this section does not apply to an occasional medical emergency at a health  
5 service use.

6 25.34.045 Design review.

7 Construction and alterations as designated in Chapter 25.57 shall be subject to design review  
8 under that chapter. When any part of a commercial or mixed use structure is subject to design review,  
9 any awnings on the structure shall be included in the design review.

10 25.34.050 Minimum lot size and street frontage.

11 Each lot in this district shall have an area of at least five thousand (5,000) square feet and a  
12 street frontage of at least fifty (50) feet.

13 25.34.055 Building height.

14 (a) No building or structure shall be constructed in the MMU district which exceeds forty-five  
15 (45) feet in height. A conditional use permit is required for any building or structure which exceeds thirty-  
16 five (35) feet in height (refer to Section 25.34.030(e)).

17 25.34.060 Setbacks.

- 18 (a) Front. There shall be a minimum front setback of ten (10) feet.  
19 (b) Side. There shall be no minimum side setback.  
20 (c) Rear. There shall be a rear setback of 20 feet.

21 25.34.065 Lot Coverage.

22 The maximum lot coverage for all buildings and structures, including balconies, stairs, roof  
23 overhangs exceeding twenty-four (24) inches, trellises and improvements exceeding thirty (30) inches in  
24 height, shall be seventy-five (75) percent of the lot area.

25 25.34.070 Landscape requirements.

26 A minimum of ten (10) percent of the front setback shall be landscaped.

27 25.34.075 Exceptions allowed with a special permit.

28 The following exceptions shall be allowed in the district with a special permit:

29 (a) Architectural features in excess of the maximum building height which do not extend  
30 more than ten feet above the maximum height and do not occupy more than ten (10) percent of the roof  
31 area. The architectural features shall enhance the design of the building and shall be reviewed as a part  
32 of the Design Review process as outlined in Chapter 25.57 of this code.