

Zoning Code Development Standards Comparison Proposed Mixed-Use District and Workforce Housing Overlay

The following tables provide a comparison between the development standards of the existing zoning with the proposed Mixed-Use District and Workforce Housing Overlay.

Table 1: The Mixed-Use District would allow combinations of uses commonly found in the Commercial General and Residential High-Density districts. Ten properties are proposed to be re-designated from CG to MU.

Development Standard	Commercial General (CG) District	Residential High Density (RH) District	Mixed-Use (MU) District (Proposed)
Minimum Density	N/A	Per General Plan	20 units/acre
Maximum Density	N/A	Per General Plan	35 units/acre
Maximum Floor Area Ratio (FAR)	1.0	N/A	1.0
Maximum lot Coverage	N/A	65%	None
Minimum Lot Size	None	7,500 square feet	20,000 square feet
Maximum Building Height	40 feet	35 feet & 2 Stories	45 feet
Setbacks			
Adjacent to residential use or district	20 feet	20 feet	20 feet
Adjacent to non-residential use or district	20 feet	20 feet	20 feet
Adjacent to street	15 feet	20 feet	15 feet
Minimum Distance Between Buildings	None	10 feet	10 feet
Multi-family Minimum Unit Size			
Studio	N/A	500 square feet	500 square feet
1-bedroom	N/A	600 square feet	600 square feet
2-bedroom	N/A	700 square feet	700 square feet
3-bedroom	N/A	800 square feet	800 square feet
Min. Common and Private Open Space	N/A	None	Section 9.13.020

Table 2: Two properties are proposed to be re-designated from BP to MU.

Development Standard	Business Park (BP) District	Mixed-Use District (Proposed)
Minimum Density	N/A	20 units/acre
Maximum Density	N/A	35 units/acre
Maximum Floor Area Ratio (FAR)	1.0	1.0
Minimum Lot Size	10,000 square feet	None
Maximum Building Height	50 feet	20,000 square feet
Setbacks		
Adjacent to residential use or district	40 feet	20 feet
Adjacent to non-residential use or district	10 feet	20 feet
Adjacent to street	20 feet	15 feet
Minimum Distance Between Buildings	None	10 feet
Multi-family Minimum Unit Size		
Studio	N/A	500 square feet
1-bedroom	N/A	600 square feet
2-bedroom	N/A	700 square feet
3-bedroom	N/A	800 square feet
Min. Common and Private Open Space	N/A	Section 9.13.020

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Table 3: Three properties within the Business Park are proposed to receive the Workforce Housing Overlay that would allow limited residential development.

Development Standard	Business Park (BP) District	Workforce Housing Overlay (Proposed)
Minimum Density	N/A	20 units/acre
Maximum Density	N/A	35 units/acre
Maximum Floor Area Ratio (FAR)	1.0	1.0
Minimum Lot Size	10,000 square feet	10,000 square feet
Maximum Building Height	50 feet	50 feet
Setbacks		
Adjacent to residential use or district	40 feet	40 feet or equal to the height of the building, whichever is more
Adjacent to non-residential use or district	10 feet	10 feet
Adjacent to street	20 feet	20 feet
Minimum Distance Between Buildings	None	10 feet
Multi-family Minimum Unit Size		
Studio	N/A	500 square feet
1-bedroom	N/A	600 square feet
2-bedroom	N/A	700 square feet
3-bedroom	N/A	800 square feet

Table 4: Housing Element Sites Inventory

Properties to be rezoned from Commercial General to Mixed-Use		
Address	Existing Use	Acres
22022 El Paseo	BJs Restaurant	1.00
22012 El Paseo	US Bank	0.46
22032 El Paseo	Medical Office Building	2.90
22205 El Paseo	Plaza El Paseo	0.70
22215 El Paseo	Plaza El Paseo	5.54
22235 El Paseo	Plaza El Paseo	2.98
22245 El Paseo	Plaza El Paseo	0.71
22342 El Paseo	Plaza El Paseo	4.11
22372 El Paseo	Plaza El Paseo	1.39
30832 Santa Margarita Pky	Town Center Car Wash	1.03
Properties to be rezoned from Business Park to Mixed-Use		
22342 Avenida Empresa	Office Building	3.88
30021 Tomas	Office Building	1.92
Properties to receive Workforce Housing Overlay		
22931 Arroyo Vista	Business Park	2.92
29977 Banderas	Business Park	24.53
30200 Banderas	Business Park	10.98

For more information regarding the Mixed-Use District and Workforce Housing Overlay, refer to the detailed fact sheet for each.