

Oroville Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 17 ZONING](#)[Chapter 17.16 USE-SPECIFIC REGULATIONS](#)[\[remove highlighting \]](#)**17.16.030 Mixed-use development.**

- A. **Intent.** The requirements of this section are intended to ensure compatibility between residential and commercial uses that are located together on a site, and to preserve the city's supply of commercially-zoned land by reserving space for commercial uses in appropriate amounts and locations.
- B. **Applicability.** This section's requirements shall apply to any mixed-use development in a nonresidential zoning district.
- C. **Provision of Commercial Space.** The following requirements shall apply to any mixed-use development:
1. Nonresidential uses shall be provided on the ground floor of each street frontage. The area reserved for nonresidential uses shall extend across the entire street frontage, excluding any areas that provide access to the upper floors of the building, and shall have a minimum depth of 40 feet.
 2. In commercial districts, no more than 75% of the allowed floor area ratio (FAR) may be used for residential purposes.
- D. **Site Design.** The design of any mixed-use development shall minimize potential conflicts between residential and nonresidential uses on the site. Features such as parking areas, loading spaces, refuse collection areas, outdoor storage areas and outdoor lighting shall be designed, located and screened so as to minimize the residents' exposure to noise, odor and glare. (Ord. 1749 § 4; Ord. 1763 § 9)

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