17.34.040 Neighborhood and corridor mixed-use development standards.

A. **Building Form and Placement.** All new buildings in the neighborhood and corridor mixed-use districts shall comply with the building form and placement standards in Table 17.34.040-1.

Table 17.34.040-1:

Development Standards for Neighborhood and Corridor Mixed Use Districts

	Zoning Districts	
Development Standard	**MXN**	**MXC**
Residential density	30 du/ac maximum	
Height, maximum [1]	40 feet	60 feet
Setbacks, minimum [2]		
Front	None, except as required in [3] and [4]	
Side, interior lot	None, except as required in [5] and [6]	
Side, corner lot	None, except as required in [5] and [6]	
Rear	None, except as required in [7]	
Floor area ratio, maximum [8]	1.0	

[1] Maximum heights apply to main buildings or structures. Height restrictions for accessory structures are in Section 17.12.090 (Accessory buildings and swimming pools). Exceptions to height standards are in Section 17.12.030 (Height limits).
[2] See Section 17.12.040 (Setback requirements) for additional setbacks requirements.
[3] For sites next to a residential district, the front setback is the same as in that residential district. This requirement does not apply where a street separates the site from the residential district.
[4] The required minimum front setback along Oroville Dam Boulevard, Olive Highway, and Feather River Boulevard is 12 feet.
[5] For sites next to a residential district, the required minimum setback is 10 feet on the side next to the residential district.
[6] Where a side setback area provides access to a dwelling group, the required minimum side setback is 12 feet.
[7] The required minimum rear setback is 20 feet if the rear of the site abuts a residential district.
[8] See Section 17.44.040 (DH-O: Downtown historic overlay) regarding the maximum floor area ratio in downtown historic overlay (DH-O) district.

B. **Pedestrian Environment.** The following standards support a pedestrian-friendly environment in the neighborhood and corridor mixed-use zoning districts.

1. **Building Siting and Orientation.** The maximum length of an unarticulated/blank building wall visible from a public street is 50 feet. Building articulation may be provided by windows, doors, and other architectural elements that support an active building frontage.

2. **Pedestrian Orientation.**

   a. Pedestrian connections shall be provided between parking areas and building entrances. Where walkways cross driveways, the project shall include design features for pedestrian safety, such as elevated crosswalks and textured pavement.

   b. A pedestrian connection is required between an adjacent sidewalk and the building entrance.

3. **Parking.**

   a. One row of parking is permitted between buildings and the front street. The maximum width of this front parking area is 40 feet. All additional parking must be located to the side or rear of buildings.

   b. For horizontal mixed-use development, parking areas may not separate adjacent land uses on a site. Uninterrupted pedestrian connections between land uses are required.

c. For parking areas adjacent to a public street, a 10-foot landscaped buffer is required between the parking area and the street. Landscaping shall be designed and maintained to allow for public views into the site. (Ord. 1819 § 8, 2017)

View the mobile version.