

Chapter 17.B.10 Downtown Zones and Standards

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17.B.10.010 Purpose

- A. **Downtown Mixed Use (DMU) Zone.** The Downtown Mixed Use (DMU) Zone is intended to provide for a rich and diverse mixture of office, retail, commercial, civic, entertainment, and cultural activities in a lively, thriving, high-quality pedestrian environment which incorporates mixed-use development. Active and retail uses are required along Sixth Street (between California and Palm Avenues) and Beaumont Avenue (between 5th and 8th Street) street frontages to create a walkable, pedestrian-oriented, and vibrant environment. This Zone is also intended to allow for residential uses on the upper floors (residential uses are not allowed on the first floor along Sixth Street and Beaumont Avenue to ensure that the downtown character is maintained).
- B. **Beaumont Mixed Use (BMU) Zone.** The Beaumont Mixed Use (BMU) Zone is intended to facilitate Beaumont Avenue corridor's transition to a mixed-use district with a mix of professional offices, limited commercial uses and residential uses that are compatible with the abutting single-family residences to the east and west. Development is intended to be less intense than the DMU Zone in keeping with the scale of surrounding development.
- C. **Sixth Street Mixed Use (SSMU) Zone.** The Sixth Street Mixed Use (SSMU) Zone is intended to provide for commercial and multiple family residential uses along Sixth Street, east of Palm Avenue either as stand alone or in a mixed use setting. The allowed uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the downtown retail environment west of Palm Avenue.
- D. **Sixth Street Mixed Use – Residential (SSMU-R) Zone.** The Sixth Street Mixed Use - Residential (SSMU-R) Zone is intended to provide for multiple family residential and commercial uses along the north side of Sixth Street, east of Palm Avenue. The allowed uses and development standards are intended to be conducive to a compact, mixed use, and walkable environment and supportive of the downtown retail environment west of Palm Avenue.
- E. **Local Commercial (LC) Zone.** The Local Commercial (LC) Zone is intended to allow development that provides for a range of commercial services and retail land uses that are in proximity to residential neighborhoods consistent with the General Plan.
- F. **Downtown Residential Multiple Family (DMF) Zone.** The Downtown Residential Multiple Family (DMF) Zone is intended to encourage walkable, transit ready residential development in proximity to downtown, and to facilitate further development of this land use type. This includes higher density housing that includes condominiums, townhomes, duplexes, patio apartments, senior housing, and supporting ancillary facilities.

17.B.10.020 Downtown Zones Use Regulations

Table 17.B.10.020-A (Downtown Zones Use Regulations) sets the land use regulations for downtown zones. Land uses are defined in Chapter 17.E.04 (Definition of Uses). In cases where a land use is not listed in the table, the Community Development Director shall make a determination regarding similar use consistent with Subsection 17.A.04.020.G (Determination of Similar Use). Land uses not listed in the table and not substantially like the uses below are prohibited.

Table 17.B.10.020-A: Downtown Zones Use Regulations

“P” = Permitted Use | “M” = Minor Conditional Use Permit required | “C” = Conditional Use Permit required | “-” = Not Allowed

Use	DMU	BMU	SSMU	SSMU-R	LC	DMF	Additional Regulations
Residential Uses							
Accessory Dwelling Unit	P	P	P	P	P	P	See Section 17.C.10.030 (Accessory Dwelling Units and Junior Accessory Dwelling Units)
Boarding or Rooming House	C	-	C	C	-	C	n/a
Caretaker's Unit	P	P	P	P	P	P	n/a
Community Care Facility							
<i>Small</i>	P ¹	P	P	P	-	P	n/a
<i>Large</i>	P ^{1,2}	P ²	P ²	P ²	-	P ²	See Section 17.C.10.070 (Community Care Facilities)
Duplex	P ¹	P	P	P	-	P	n/a
Elderly and Long-Term Care	P ¹	-	P	P	-	P	n/a
Emergency Shelter	-	-	C	C	P	-	See Section 17.C.10.100 (Emergency Shelters)
Family Day Care Home							
<i>Small</i>	P ¹	P	P	P	-	P	n/a
<i>Large</i>	P ¹	P	P	P	-	P	n/a
Home Occupation	P	P	P	P	-	P	See Section 17.C.10.140 (Home Occupations)

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Use	DMU	BMU	SSMU	SSMU-R	LC	DMF	Additional Regulations
Live-Work Unit	P	P	P	P	-	P	See Section 17.C.10.150 (Live-Work Units)
Low Barrier Navigation Center	P	P	P	P	-	P	n/a
Mobilehome Park	-	-	-	-	C	-	See Section 17.C.10.180 (Mobilehome Parks)
Multiple Family Dwelling	P ¹	-	P	P	-	P	See Section 17.C.10.190 (Multiple Family Dwellings)
Parolee/Probationer Home	C	C	C	C	C	C	See Section 17.C.10.200 (Parolee/ Probationer Home)
Single-Family Dwelling	-	P	-	-	-	-	See Section 17.C.10.210 (Single-Family Dwellings)
Single-Room Occupancy (SRO) Residence	P ¹	C	P	P	-	-	See Section 17.C.10.220 (Single-Room Occupancy Residences)
Supportive Housing	P ¹	P	P	P	C	P	n/a
Transitional Housing	P ¹	P	P	P	C	P	n/a
Commercial Uses							
Animal Care and Services							
<i>Animal Hospital</i>	P ^{3,4}	-	P	P	P	-	n/a
<i>Pet Day Care</i>	P	P	P	P	P	P	n/a
<i>Veterinary Clinic</i>	P ³	-	P	P	P	-	n/a
Banks and Financial Institutions							
<i>Banks and Financial Services</i>	P	P ⁵	P	P	P	-	n/a
<i>Pawnbroker</i>	M	M ⁵	M	M	P	M	n/a
Commercial Day Care Facility	-	P	P	P	M	-	n/a

Division B: Zone Regulations

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“P” = Permitted Use | “M” = Minor Conditional Use Permit required | “C” = Conditional Use Permit required | “-” = Not Allowed

Use	DMU	BMU	SSMU	SSMU-R	LC	DMF	Additional Regulations
Drive-Through Facility ⁶	-	-	C	C	P	-	See Section 17.C.10.090 (Drive-Through Facilities)
Entertainment and Recreation, Commercial							
<i>Entertainment, Indoors</i>	M	M	M	M	M	M	n/a
<i>Entertainment, Outdoors</i>	M	C	C	C	C	C	n/a
<i>Sports and Recreation, Indoors</i>	M ^{3,4}	M ⁵	M ⁷	M ⁴	M	M	n/a
<i>Sports and Recreation, Outdoors</i>	C ³	C ⁵	C	C	C	C	n/a
Funeral Home, Mortuary	C ³	-	-	C	C	-	n/a
Instructional Services							
<i>Group</i>	P	P	P	P	P	P	n/a
<i>Private</i>	P	P	P	P	P	P	n/a
Lodging Uses							
<i>Bed and Breakfast Establishment</i>	P ¹	M	M	M	P	M	n/a
<i>Hotel</i>	P ¹	-	P	P	P	-	n/a
<i>Motel</i>	-	-	-	-	P	-	n/a
Maintenance and Repair Services ⁸	-	-	M	M	P	-	n/a
Medical Support Laboratory	P	P	P	P	P	-	n/a
Offices							
<i>Business and Professional</i>	P ¹	P	P	P	P	-	n/a
<i>Communication Offices/Studio</i>	P ¹	P	P	P	P	-	n/a
<i>Medical Office/Clinic</i>	P ¹	P	P	P	P	-	n/a
Retail							
<i>Convenience Store</i>	P	P ⁵	P	P	P	-	n/a
<i>General Retail</i>	P ^{3,4}	P ⁵	P ⁷	P ⁷	P	-	n/a

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Use	DMU	BMU	SSMU	SSMU-R	LC	DMF	Additional Regulations
Grocery Stores, Large	M	C	M	M	P	-	n/a
Grocery Stores, Small	P	P ⁵	P	P	P	-	n/a
Large Format Retail	C	-	C	C	P	-	n/a
Liquor Store	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	-	n/a
Smoke Shop	C	C ⁵	C	C	C	-	n/a
Services							
General Services, Small	P ⁷	P ⁷	P ⁷	P ⁷	P	-	n/a
Massage Establishment	P ¹	P	P	P	P	-	See Beaumont Municipal Code Chapter 5.44 (Massage Establishments)
Personal Services	P	P	P	P	P	-	n/a
Alcohol-Serving and Restaurant Uses							
Bars or Cocktail Lounges	M ¹⁰	-	M ¹⁰	M ¹⁰	M ¹⁰	-	See Section 17.C.10.050 (Alcohol-Serving and Restaurant Uses)
Brewery, Winery, or Distillery	M ¹⁰	M ¹⁰	M ¹⁰	M ¹⁰	M ¹⁰	-	
Restaurants							
Full Service	P	P	P	P	P	-	See Section 17.C.10.050 (Alcohol-Serving and Restaurant Uses)
Limited Service	P	P	P	P	P	-	
Vehicle-Related Uses							
Gas/Service Station	-	-	C ¹¹	-	C ¹¹	-	See Section 17.C.10.130 (Gas/Service Stations)
Parking Lot ¹²	C	C	C	C	C	-	n/a
Parking Structure ¹²	C	C	C	C	C	-	n/a

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Use	DMU	BMU	SSMU	SSMU-R	LC	DMF	Additional Regulations
Manufacturing and Industrial Uses							
Custom and Artisan Manufacturing	C	M	M	M	M	-	n/a
Recycling Processing and Collection Facility							
Collection Facilities	-	-	-	-	C	-	n/a
Processing Facilities	-	-	-	-	C	-	n/a
Public, Institutional, and Utility Uses							
Community Assembly							
Major	M	C	P	M	M	-	n/a
Minor	P	C	P	P	M	C	n/a
Community Recreation Center	P	C	P	P	P	P	n/a
Cultural Facility	P	C	P	P	P	-	n/a
Educational Institutions							
College or University	P ³	-	P ¹	-	P	-	n/a
School, Public or Private	C ³	C	P	C	C	C	n/a
Vocational and Trade School	P ^{1, 5}	C ^{1, 5}	P	-	P	-	n/a
Park	P	P	P	P	P	P	n/a
Public Safety Facility	P	P	P	P	P	P	n/a
Wireless Telecommunication Facility	See Section 17.C.10.270 (Wireless Telecommunication Facilities)						
Other							
Accessory Use	P	P	P	P	P	P	n/a
Farmers' Market	P	P	P	P	P	-	See Section 17.C.10.120 (Farmers' Markets)
Temporary Use	See Section 17.C.10.230 (Temporary Uses)						

Table Notes:

¹ Use is allowed only on upper floor locations on parcels fronting 6th Street and Beaumont Avenue. Limited lobby or entry areas are allowed on the ground floor.

² State-licensed facilities require a Conditional Use Permit.

³ Use is not allowed on parcels fronting 6th Street and Beaumont Avenue unless approved by the Planning Commission through the CUP process.

⁴ Use is limited to 10,000 sf unless approved by the Planning Commission through the CUP process.

⁵ Use is limited to 2,500 sf unless approved by the Planning Commission through the CUP process.

⁶ New fast food restaurants should not be located within 1,000 ft of another fast food restaurant.

⁷ Use is limited to 5,000 sf unless approved by the Planning Commission through the CUP process.

⁸ "Vehicle repair and maintenance" is a separate use and is not allowed in Downtown zones.

⁹ New liquor stores shall not be located within 1,000 ft of another liquor store.

¹⁰ If liquor is served, a Conditional Use Permit is required.

¹¹ Gas/service stations in Downtown are only allowed at intersections. Automobile/vehicle washing is allowed only as accessory to gas/service stations.

¹² Applies to parking lots or structures that are primary uses, as defined in Division 17.E (Definitions).

17.B.10.030 Downtown Zones Development Standards

Table 17.B.10.030-A (Downtown Zones Development Standards) establishes the development standards for downtown zones.

Table 17.B.10.030-A: Downtown Zones Development Standards						
ft = feet sf = square feet du = dwelling unit ac = acres n/a = not applicable						
Standard	DMU	BMU	SSMU	SSMU-R	LC	DMF
Lot Area, min (sf)	n/a	n/a	10,000 ¹			6,000 ¹
Lot Width, min (ft)	n/a	n/a	80 ¹		100 ¹	60 ¹
Lot Depth, min (ft)	See Beaumont Municipal Code Subsection 16.12.080.C		100 ¹			100 ¹
Density (du/gross ac)	Max: 15	Max: 10	Max: 22		n/a	Max: 22
Floor Area Ratio, max	0.35 ³		0.5 ³		0.7	n/a

Table 17.B.10.030-A: Downtown Zones Development Standards

ft = feet sf = square feet du = dwelling unit ac = acres n/a = not applicable						
Standard	DMU	BMU	SSMU	SSMU-R	LC	DMF
Setbacks						
Front	Commercial Uses: n/a Residential Uses, min: 0 ft Residential Uses, max: 5 ft Above-ground Parking, min: 40 ft ⁴	Min: 5 ft ⁵ Max: 20 ft ⁵	Min: 5 ft Max: 10 ft Above-ground Parking, min: 40 ft ⁴		Min: 5 ft Max: n/a	Min: 10 ft Max: 20 ft ²
Interior side	n/a ⁶	Min: 5 ft ⁶			n/a ⁶	Min: 5 ft ⁶
Street side	n/a	Min: 5 ft Max: n/a			n/a	Min: 10 ft Max: 20 ft ²
Rear	n/a ⁷	Min: 10 ft ⁷			n/a ⁷	Min: 15 ft ⁷
Additional setbacks	Residential setback from Interstate 10, min: 500 ft	n/a	Residential setback from Interstate 10, min: 500 ft	n/a	n/a	n/a
Height, max	45 ft and 3 stories	35 ft and 2 stories	60 ft and 4 stories			45 ft and 4 stories
Lot Coverage, max	n/a	n/a	n/a	n/a	50% ¹	n/a
Open Space, min						
Usable open space, public	See Subsection 17.B.10.040.C. 9 (Public Open Space Requirement)	n/a	n/a	n/a	See Subsection 17.B.10.040.C. 9 (Public Open Space Requirement)	n/a
Usable open space, private	n/a					Multiple family developments < 20 units: 100 sf per unit Multiple family developments ≥ 20 units: 200 sf per unit ⁸