

Table 2-8
Mixed Use Zones Allowed Uses and Permit Requirements

Mixed Use Zones Permit Requirements					
Land Use (see Article 8 for land use definitions).	MU-NC	MU-CC	MU-RC	MU-VHD	Additional Regulations
Offices	P	P	P	P	
Outdoor Dining and Seating	MUP	MUP	MUP	MUP	Section 18.60.140
Outdoor Displays and Sales	CUP	CUP	CUP	CUP	Section 18.60.150
Personal Services	P	P	P	P	
Personal Services, Restricted	MUP	MUP	MUP	MUP	Section 18.60.170
Restaurants	P	P	P	P	
Retail Establishments:					
General, Small Format	P	P	P	P	
General, Medium Format	P	MUP	P	MUP	
General, Large Format	CUP	-	CUP	CUP	
Veterinary Facilities	P	P	P	MUP	Section 18.14.040
Vehicle Oriented Uses					
Vehicle Service Stations	-	CUP	CUP	-	
Vehicle Rental Facilities, Limited	MUP	-	-	-	
Vehicle Rental Facilities, Office Only	P	-	-	-	
Vehicle Repair Facilities, Minor	MUP	-	-	-	Section 18.14.040 Section 18.60.200
Industrial, Manufacturing, and Processing Uses					
Printing and Publishing Facilities	P	P	P	P	
Wineries, Distilleries, Breweries, and Micro-Breweries	MUP	MUP	MUP	MUP	

18.14.030 – Mixed Use Development Standards

- A. Table 2-9 Mixed-Use Zone Development Standards.** The intent of the mixed-use zone development standards table is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the mixed-use zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signage, fences and obstructions, and performance standards, apply to mixed-use zones.
- B. Density.** Maximum density standards shall be consistent with the General Plan or applicable Master Plan, Specific Plan, or Area Plan.
- C. Zoning Map.** The boundaries, designations, and locations of the zones established by this Zoning Code shall be shown upon the map(s) entitled "Zoning Map for City of Santa Clara " and referred

to in this Zoning Code as the Zoning Map. Any additional maps adopted shall also be a part of this Zoning Code by reference. This Zoning Code, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws. Changes in the boundaries of any identified zones shall be made by ordinance in compliance with Chapter 18.142 (Amendments).

Table 2-9
Mixed-Use Zone Development Standards



Development Feature (minimum unless otherwise indicated)	MU-NC	MU-CC	MU-RC	MU_VHD	Additional Regulations
Parcel Area - area required for each NEWLY CREATED parcel.					
Parcel Area (min)	None	None	None	None	
A Street Frontage (feet)	None	None	100	None	
Density (where residential is proposed)					
Minimum Density (units/acre)	19	20	37	50	
Maximum Density (units/acre)	36	36	50	120	
Setbacks -Setback lines are measured in feet, from the back of walk.					
B Front setback (min/max)	0	0* or 5 10	0* or 5 10	None	Section 18.14.040(A) Section 18.30.050 *Can be reduced to 0 feet if the total area is less than 20 feet
B Front setback for other ground floor uses (min/max)	0	10/15	10/15	None	
Side, Corner	0	0	0	None	Section 18.14.040(J) Section 18.30.050
C Side, Interior (adjacent to R1 and R2 zones)	10	10	10	None	Section 18.14.040(J) Section 18.30.050
C Side, Interior (adjacent to all other zones)	None	None	None	None	Section 18.14.040(J) Section 18.30.050

Table 2-9
Mixed-Use Zone Development Standards



Development Feature (minimum unless otherwise indicated)	MU-NC	MU-CC	MU-RC	MU_VHD	Additional Regulations
D Rear, Single-Story (adjacent to R1 and R2 zones)	10	10	10	None	Section 18.30.050
D Rear (adjacent to all other zones)	10	10	10	None	
D Rear, Multi-Story (adjacent to R1 and R2 zones)	15	15	15	None	
Height (maximum) measured in feet					
E Height (within 20 feet of the R1 and R2 zones)	32	32	32	None, limited by FAA restrictions	Section 18.30.040
E Height (all other zones)	32	40	60	None, limited by FAA restrictions	Section 18.30.040
Maximum Number of Stories	3	4	6	None, limited by FAA restrictions	
Commercial Floor Area Ratio (FAR)					
Minimum Floor Area Ratio (FAR)	None	None	0.2	None	Section 18.14.040
Additional Regulations					
Residential Accessory Structures	Chapter 18.32				
Basements	Section 18.30.070				
Density Bonus and Affordable Housing	Chapter 18.64				
Fences, Walls, Hedges, and Screens	Chapter 18.34				