

**County of Sonoma**  
**MIXED USE**

**PURPOSE**

The purpose of the Mixed Use program is to allow a mix of residential and commercial uses in commercial areas where urban services, such as sewer and water are readily available. Mixed Use developments may include a specific ratio of residential uses to commercial uses. The residential and commercial uses are physically separated and may be rented or sold separately. Residential uses are generally located above the ground floor, leaving the street level for commercial use, but the two uses may be located adjacent to one another in some cases. Mixed Use projects differ from Work/Live projects in that Mixed Use projects involve separate residential and commercial spaces, where a Work/Live project combines the work and living areas in a single unit or space.

**APPLICABILITY**

Mixed Use projects may be permitted in the following zoning districts where sewer and water are available: Administrative and Professional Offices (CO), Limited Commercial (LC), Neighborhood Commercial (C1), Retail Business and Service (C2), Recreation and Visitor Serving Commercial (K) and in commercially designated Planned Community (PC) districts.

**PERMIT REQUIREMENTS**

A Use Permit is required. Notification to property owners within 300-feet and a public hearing before the Board of Zoning Adjustments (BZA) are required procedures for the use permit. Design Review is also required.

**DEVELOPMENT STANDARDS**

- Site must remain primarily in commercial use with not more than 50% of the total floor area in residential use, except where affordable or special needs housing units are provided.
- Up to 70% of the floor area may be residential where 20% of the residential floor area is provided as affordable or special needs units.
- Residential units must be located above the ground floor with the street frontage reserved primarily for commercial use, except where a horizontal mix of uses will provide a superior design.
- A minimum of 80 square feet of open space is required for each residential unit
- Parking need not be covered, but must meet parking requirements for each type of use.
- A homeowner's association or other mechanism for maintenance of common areas is required.