

**CHAPTER 16.26****MIXED USE DISTRICT****Sections:**

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**16.26.010 Purpose**

The purpose of the MU (Mixed Use) District is to provide for activity centers containing a mixture of commercial, professional office and industrial uses. (Ord. 606, §1, 1999; Ord. 782, §1, 2011)

**16.26.020 Permitted Uses**

Table 16.26.1 lists the permitted and conditionally permitted use types in the Mixed Use Zoning District, as defined in Chapter 16.12 Definitions and Use Classification Systems. (Ord. 652, §1, 2002; Ord. 782, §1, 2011)

**16.26.030. Development Standards for Mixed Use Districts**

A. Site Plan Permit. A site plan permit is required for all new projects and any project that includes expanding, substantially modifying or changing an existing use, as defined in Chapter 16.72 (Site Plan Permit Review) of this code.

B. Building Site Area Requirements. All uses must be on a parcel sufficient to provide for the use, open space, landscaping and off street parking.

C. Lots and Structure Standards. Unless otherwise specified, all lots and structures shall comply with the provisions in Table 16.26.2. (Ord. 815, §1, 2014)

D. Enclosed Buildings and Yards. All permitted service and repair uses must be

done wholly within completely enclosed buildings. All permitted storage uses must be done wholly within a completely enclosed yard.

E. Off-Street Parking and Loading. Shall be provided as prescribed in Chapter 16.144 (Parking and Loading) of this code.

F. Landscaping. The minimum landscaping requirements for the mixed-use district shall be determined by the type of development. For example a use that would normally be classified as commercial, as determined by the Director, shall comply with the commercial landscaping requirements and a use that would normally be classified as light industrial, as determined by the Director, shall comply with the industrial landscaping requirements. A landscaping plan for all uses indicating plant species, initial size, location, method of irrigation, and growth characteristics consistent with any adopted standard details must be approved by City Staff prior to issuance of any permits. The required landscaping must be installed prior to final inspection and must be maintained by the property owner. Landscaping and irrigation shall be in compliance with Chapter 16.148 (Landscaping and Irrigation).

G. Trash Enclosures. Fully enclosed trash collection areas, with roof structures, must be provided at locations that are readily accessible to occupants and sanitation collectors.

H. Masonry Wall. An eight (8) foot masonry wall must be constructed along the property line that is adjacent to any residential district or any property designated for residential land uses in the General Plan. (Ord. 907, §3, 2021)

I. Sewer and Water. All permitted and conditionally permitted uses must be served by public water, storm and sewer, unless otherwise approved by the City Council. (Ord. 907 §3, 2021)

J. Street Improvements. Street improvements, including but not limited to curb, gutter, sidewalk and drainage facilities,

are required as a condition for development. This requirement will be based on the impact the development will have on traffic. If the development of the property would have such an impact on traffic that street improvements are required, the property may still be exempt from this requirement if, in the opinion of the Planning Commission, there is some reason why the improvements should not be immediately constructed. In that case, may be deferred upon execution of a deferred street improvement agreement which must be executed between the property owner and the City Council.

K. Loading Docks. Loading docks shall be designed and located on the site so that all trucks have the ability to maneuver on site without intruding into the public right-of-way, or block any driveways, or disturb any parking area circulation. Loading docks shall be designed so that no vehicles are required to back to or from an adjacent street.

L. Pollution Control. All uses shall be planned, developed, conducted, and operated in such a manner that noise, smoke, dust, odors, and waste of any kind is purified to control pollution of air, soil or water to meet the standards or requirements of the planning commission.

M. Air Quality. All emissions are subject to the rules and regulations of the San Joaquin Valley Unified Air Pollution Control District.

a. Surface Preparation, Painting, or Coating Activities. All surface preparation, painting, or coating activities must be conducted entirely within an enclosed building.

N. Odor. All uses must be operated as not to cause odors that are perceptible and offensive to the average person at any residential lot line. Primary and secondary safeguard systems must be provided to control odors.

O. Recycling of Wood and Concrete Waste Material. Pursuant to the requirements of AB 939 and local provisions for the diversion of recyclable materials from the waste stream,

all wood and concrete waste material generated as by development shall be separated and removed to an authorized recycling center.

P. Automatic Fire Sprinkler System.

Automatic fire sprinkler systems shall be installed in all structures over five thousand (5,000) square feet in size, unless waived by the Fire District or City Council.

Q. Construction Noise. Unless otherwise waived by the City Council, construction activities generating noise above 70db at the property line on any lot adjacent to residential uses shall not occur before 7:00 a.m. or after 7:00 P.M. Monday through Saturday, and before 10:00 a.m. or after 6:00 P.M. on Sunday. (Ord. 606, §1, 1999; Ord. 719 §1, 2005; Ord. 782, §1, 2011)

R. Development Impact Fees. For purposes of determining the applicable development impact fees for projects within the Mixed Use zone, City staff shall make a determination as to whether the project is predominantly commercial, professional office or industrial, and/or whether it is feasible to characterize portions of the project as commercial, professional office or industrial. Based upon this determination, development impact fees as set forth in the Public Facilities Financing Plan will be allocated to the project and shall be imposed at the time of project approval. (Ord. 824, §3, 2015)

| <b>Table 16.26.1</b><br><b>USES IN MIXED USE DISTRICTS</b>                                 |                     |
|--|---------------------|
| Legend:<br>✓ Permitted Use<br>--- Not a Permitted Use<br>U Conditional Use Permit Required |                     |
| Use, Service or Facility   | Mixed Use Districts |
|  | MU                  |
| Addressing and Mailing Services  | ✓                   |
| Adult Businesses (Subject to Chapter 5.36 of RMC)  | ✓                   |
| Alarm Systems sales and/or service   | ✓                   |
| Ambulance Services   | U                   |
| Animal Boarding Services   | U                   |
| Animal Grooming Services   | ✓                   |
| Anitque Store  | ✓                   |
| Appliance Repair Shop  | ✓                   |
| Appliance Store  | ✓                   |
| Art gallery  | ✓                   |
| Art Supply Store   | ✓                   |
| Assembly/Light Manufacturing   | U                   |
| <b>Automobile/Vehicle Related Services</b>   |                     |
| Auto Parts Store   | ✓                   |
| Auto Repair Shop   | ✓                   |
| Auto Sales lot (more than 10 acres)  | ✓                   |
| Auto Sales lot (up to 10 acres)  | ✓                   |
| Auto/Truck Travel Plaza  | ---                 |
| Boat Sales   | ✓                   |
| Camper Shell sales   | ✓                   |
| Farm Equipment Sales   | ✓                   |
| Indoor Vehicle Sales Establishment   | U                   |
| Motorcycle sales and service   | ✓                   |
| Recreational Vehicle Sales and Service   | ✓                   |
| Recreational Vehicle Storage   | U                   |
| Rental or Lease Agency including limousine service   | ✓                   |
| Service or Gas station   | ✓                   |
| Truck Sales and Service  | U                   |
| Utility Trailer sales, rental, service   | U                   |
| Vehicle cleaning and detailing   | ✓                   |
| Vehicle Storage Yard   | ---                 |
| Bakery, pastry shop  | ✓                   |
| Banks, savings and loan, finance, credit office  | ✓                   |
| Barber Shop  | ✓                   |
| Beauty Salon   | ✓                   |
| Bicycle shop   | ✓                   |
| Book Store   | ✓                   |
| Building material and lumber sales   | ✓                   |
| Butcher and meat market  | ✓                   |
| Cabinet Shop   | U                   |
| Candy Store  | ✓                   |
| Card Room  | ---                 |
| Caretaker Residence  | U                   |
| Catering Service   | ✓                   |

| <b>Table 16.26.1 - Continued</b><br><b>USES IN MIXED USE DISTRICTS</b>                     |                     |
|--|---------------------|
| Legend:<br>✓ Permitted Use<br>--- Not a Permitted Use<br>U Conditional Use Permit Required |                     |
| Use, Service or Facility   | Mixed Use Districts |
|  | MU                  |
| Cement Bulk Plant  | ---                 |
| Cemetery   | U                   |
| Clothing Stores  | ✓                   |
| Clothing Stores (Boutique)   | ✓                   |
| Commercial Recreation and Entertainment  | U                   |
| Communication Facilities   | U                   |
| Computer sales and service   | ✓                   |
| Convenience Market   | ✓                   |
| Costume shop - sale and rent   | ✓                   |
| Crematory  | U                   |
| Custom Manufacturing   | U                   |
| Day Spa  | ✓                   |
| Drive-Through Service  | ✓                   |
| Drug Store   | ✓                   |
| Dry Cleaning Services (Drop-off and Pick-up only)  | ✓                   |
| Dry Cleaning Services (cleaning plants)  | ---                 |
| <b>Eating and Drinking Establishments</b>  |                     |
| Bar, tavern  | U                   |
| Delicatessen   | ✓                   |
| Fast Food Service Establishment - with or without Drive Through Services                   | ✓                   |
| Full Service Restaurant  | ✓                   |
| Ice cream, yogurt store  | ✓                   |
| Limited Food Service - with or without Drive Through Services                              | ✓                   |
| Equestrian Center  | U                   |
| Equipment rental   | ✓                   |
| Feed Store   | ✓                   |
| Fitness Club   | ✓                   |
| Floor Covering, drapery or upholstery store  | ✓                   |
| Florist  | ✓                   |
| Funeral Home   | U                   |
| Furniture Store  | ✓                   |
| Garment Makers and Tailors   | ✓                   |
| Glass replacement and repair shops   | ✓                   |
| Grocery Store  | ✓                   |
| Gunshop - Gunsmith   | ✓                   |
| Hardware Store   | ✓                   |
| High Technology  | U                   |
| Hobby Shops  | ✓                   |
| Incubator Units  | ✓                   |
| Interior decorating shops  | ✓                   |
| Janitorial services and supplies   | ✓                   |
| Jewelry Stores   | ✓                   |
| Laboratory, medical, dental, or optical  | U                   |
| Laboratory, research, analysis   | U                   |

| <b>Table 16.26.1 - Continued</b><br><b>USES IN MIXED USE DISTRICTS</b>                     |                     |
|--|---------------------|
| Legend:<br>✓ Permitted Use<br>--- Not a Permitted Use<br>U Conditional Use Permit Required |                     |
| Use, Service or Facility   | Mixed Use Districts |
|  | MU                  |
| Laundromat, self-service   | ✓                   |
| Limited Industrial   | U                   |
| Linen Supply services  | U                   |
| Liquor Store   | U                   |
| Live Theatre   | U                   |
| Locksmith  | ✓                   |
| Massage establishment  | U                   |
| Medical equipment store  | ✓                   |
| Medical Marijuana Dispensaries (Subject to Chapters 9.10 and 16.111 of RMC)                | ---                 |
| Military surplus store   | ✓                   |
| Mini-storage   | ✓                   |
| Movie Theatre  | ✓                   |
| Museum   | ✓                   |
| Music Store  | ✓                   |
| Newspaper - magazine stand   | ✓                   |
| Nursery, plants  | ✓                   |
| Office Supply Store  | ✓                   |
| Offices, Business and Professional   | ✓                   |
| Offices, Contractors   | ✓                   |
| Paint and wallpaper store  | ✓                   |
| Pallet Manufacturing   | ---                 |
| Pallet Recovery Services   | ---                 |
| Pawn Shop  | U                   |
| Pet Store or Pet Food Store  | ✓                   |
| Photographic supply - camera store   | ✓                   |
| Picture framing shop   | ✓                   |
| Pool Table sale and repair service   | ✓                   |
| Power Tools - sales, repair  | ✓                   |
| Print Shop   | ✓                   |
| <b>Public &amp; Semipublic Uses</b>  |                     |
| Banquet Facility   | U                   |
| Clubs or lodges  | ✓                   |
| Child Care Centers   | U                   |
| Churches   | U                   |
| Government Offices   | U                   |
| Hospital   | U                   |
| Library  | ✓                   |
| Public Safety Facilities   | ✓                   |
| Residential Care, General  | U                   |
| Residential Care, Limited  | U                   |
| Recreational Facility - Indoor   | ✓                   |
| Recreational Facility - Outdoor  | U                   |
| Recreational Vehicle Park  | U                   |
| Recycling Services - Consumer  | ✓                   |

**Table 16.26.1 - Continued**  
**USES IN MIXED USE DISTRICTS**

Legend:

- ✓ Permitted Use  
 --- Not a Permitted Use  
 U Conditional Use Permit Required

| Use, Service or Facility  | Mixed Use Districts |
|---|---------------------|
|   | MU                  |
| <b>Residential</b>  |                     |
| Emergency Shelters  | ✓                   |
| Medium Density Residential  | U                   |
| High Density Residential  | U                   |
| Retail Sales and Service  | ✓                   |
| <b>Schools</b>  |                     |
| Business School   | U                   |
| College or University   | U                   |
| Driving School  | ✓                   |
| Medical Related School  | U                   |
| Other Private School  | U                   |
| Private K-12 school   | U                   |
| Public K-12 school  | U                   |
| Trade/Vocational School   | U                   |
| Seasonal Temporary Uses, ie. Christmas tree lots and pumpkin patches              | ✓                   |
| Secondhand Store  | ✓                   |
| Shoe repair shop, shoeshine store   | ✓                   |
| Shopping Center, large (over 5 acres)   | ✓                   |
| Shopping Center, small (less than 5 acres)  | ✓                   |
| Shopping Mall   | U                   |
| Sporting Goods Store  | ✓                   |
| Stamp and Coin store  | ✓                   |
| Stationary Store  | ✓                   |
| Studios - Art, Boxing, Dance, Gymnastics, Martial Arts, Music, Photography, Voice | ✓                   |
| Swimming Pool/Spa - sales and service   | ✓                   |
| Tackle Shop   | ✓                   |
| Tattoo Shop   | U                   |
| Taxidermist   | ✓                   |
| Tobacco and Drug Paraphernalia Shop   | U                   |
| Toy Store   | ✓                   |
| Trophy Shop   | ✓                   |
| Veterinarian/Animal Hospital - Large  | U                   |
| Veterinarian/Animal Hospital - Small  | ✓                   |
| Video Store   | ✓                   |
| <b>Visitor Accommodations</b>   |                     |
| Bed and Breakfast Inn   | ---                 |
| Conference Center   | U                   |
| Hotel   | U                   |
| Motel   | U                   |
| Resort  | U                   |
| Watch and Clock sales and repair  | ✓                   |
| Wholesaling and Distribution facility   | U                   |
| Winery Sales Facility - tasting room  | ✓                   |

Table 16.26.2

| Table 16.26.2<br>MIXED USE LOT AND STRUCTURE STANDARDS          |                    |
|---|--------------------|
| Mixed Use Districts   |                    |
| Standard:   | MU                 |
| Maximum Height (feet) <sup>1 &amp; 2</sup>                      | 35 ft or 2 Stories |
| Minimum Front Setback for Structures <sup>4</sup>               | 20                 |
| Minimum Rear Setback for Structures <sup>4</sup>                | 20                 |
| Minimum Interior Side Setbacks for Structures <sup>4</sup>      | 20                 |
| Minimum Street Side Setbacks for Structures <sup>4</sup>        | 20                 |
| Minimum Required Street Side Perimeter Landscaping <sup>3</sup> | 15                 |
| Minimum Lot Area Percent Landscaped <sup>5</sup>                | Varies             |
| Maximum Lot Area Building Coverage Percent <sup>6</sup>         | Varies             |

1. Structures up to four (4) stories or 65 feet, whichever is higher, may be constructed with a use permit.  
Three (3) story structures shall have a minimum of a 100 foot setback to any residential district and four (4) story structures shall have a minimum of a 200 foot setback to any residential district. The required separation between structures over two (2) stories shall be a minimum of 50 feet for each story.
2. Motels and hotels shall comply with the provisions in Section 16.20.030.U. of the RMC. Motels and Hotels may be constructed up to three (3) or four (4) stories with a use permit.
3. Required street side perimeter landscaping may be reduced to ten (10) feet if a parkway exists along the perimeter.
4. Building setbacks may be reduced in the sole discretion of the Planning Director and Ripon Consolidated Fire Department, upon approval by the City of Ripon Planning Commission or City Council. Adjacent properties must be notified of the reduced setback prior to the hearing and each request shall be considered independently and decided based on the circumstances of the building at issue.
5. The minimum lot area percent landscaping shall be determined by the type of development (i.e. commercial, office or industrial) as determined by the Planning Director.
6. The maximum lot area building coverage percent shall be determined by the type of development (i.e. commercial, office or industrial) as determined by the Planning Director. (Ord. 907 §3, 2021)