Chapter 9.140 Economic Development Corridor Zones

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9.140.010 Purpose

The purpose of this chapter is to establish business districts in the City that provide appropriate locations for commercial, office, industrial and economic development. These districts are consistent with and implement the City's General Plan.

9.140.020 Description and Intent of Zone EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG

The following descriptions identify the characteristic uses, intensity of uses, and level of development intended for each zone:

A. **Economic Development Corridor Northern Gateway (EDC-NG)**. Envisioned as a business park area with more intensive industrial uses (less office) than envisioned for the Scott Road EDC area. Provides a buffer and transition between the commercial uses in Perris to the north and the residential uses in Menifee, south of McLaughlin Road.

B. **Economic Development Corridor McCall Boulevard (EDC-MB)**. Envisioned as a mix of office, medical, and residential uses (assisted living, senior apartments, townhomes, etc.) that would be compatible with the Regional Medical Center and would provide health-related services in close proximity to Sun City residents.

C. **Economic Development Corridor Community Core (EDC-CC)**. The Community Core is envisioned as the City's primary activity center and gathering place. Civic and entertainment uses are envisioned here that are complemented with commercial retail uses and higher density housing options that encourage walkability and reduce the use of the automobile. This area is intended to function as the ceremonial "heart" or downtown of the City of Menifee and will serve as a transition from existing rural lots to more concentrated retail and office development moving east toward I-215.

D. **Economic Development Corridor Newport Road (EDC-NR)**. The Newport Road Corridor is intended to provide neighborhood-oriented commercial uses that support the adjacent residential development to the north and south. Business park, office, or residential uses are envisioned along Bradley Road, to provide a buffer the commercial corridor and a logical transition to the adjacent single-family residential neighborhoods to the north.

E. **Economic Development Corridor Southern Gateway (EDC-SG)**. Southern Gateway will feature a business park style of development consisting of light industrial and office uses, with commercial use opportunities. The objective is to allow development while preserving the rural character of the Southern Gateway area.

9.140.030 Allowed Uses and Approval Requirements EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG

A. **Allowed Use Table**. Table 9.140.030-1 identifies allowed uses and corresponding approval requirements for the EDC zones subject to compliance with all other provisions of this Title. Descriptions/definitions of many of the land uses can be found in Article 6 of this title (Definitions). The list of land uses, with the exception of prohibited uses, on Table 9.140.030-1 shall be permitted in one or more of the EDC zones as indicated in the columns corresponding to each zone.

B. **Approval Requirements**. Where indicated with a letter "P" the use shall be a permitted use. A letter "C" indicates the use shall be conditionally permitted subject to the approval of a conditional use permit. Where indicated with a "--," the use is prohibited within the zone. The Additional Requirements column in the table identifies additional use regulations for specific uses and/or the specific chapter or section where additional regulations for that use type are located within this title, where applicable. Uses for which additional requirements are listed shall be allowed only

upon satisfaction of the specified additional requirements. Under no circumstances shall Table 9.140.030-1 authorize a use without satisfaction of such specified additional requirements

C. **Unlisted Uses.** Uses not specifically listed in this table shall be considered not permitted in all of the listed zones. The Community Development Director may make a determination pursuant to Chapter 9.95 (Similar Use Determination) that new uses not listed here that have substantially similar characteristics to specific listed permitted uses may be considered permitted as the similar use by right, or conditionally as appropriate.

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements

Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Accessory dwelling units	P	P	P	P	P	As allowed by State law
Adult businesses	--	--	--	--	--	
Airport	C	--	--	--	--	
Ambulance services	P	C	C	C	P	
Amusement and game arcade	--	--	P	C	P	
Amusement park(including multiple activities such as simulated flying, racing, mini-golf, etc.) Indoor Outdoor	 P --	 C --	 C C	 C C	 P --	
Art gallery, art studio, library, reading room, museum	P	P	P	P	P	
Auction Houses: Indoor Outdoor	 P C	 P --	 P --	 P --	 P --	
Auditoriums, event centers and assembly areas, including live entertainment: Indoor Outdoor	 C --	 C C	 P C	 C --	 P --	Chapter 9.250 (Alcohol Sales)
Banks and financial institutions	P	P	P	P	P	
Batting cages – indoor Outdoor	P C	P C	P C	P C	P C	
Billiard and pool halls, Bowling alleys	P	C	P	C	P	Chapter 9.250 (Alcohol Sales)
Breweries, distilleries, and wine making facilities with on-site tasting room and sales for off-site consumption	P	P	P	P	P	Chapter 9.250 (Alcohol Sales)
Business Services	P	P	P	P	P	
Cannabis Dispensary (Recreational Retail Storefront)	--	--	--	--	--	
Cannabis, Cultivation, Delivery, Dispensary, and Processing	--	--	--	--	--	
Cannabis, Medicinal Cannabis Delivery Service (Physical Delivery Logistics Location)	--	--	--	--	--	
Car washes	P	C	C	P	--	
Caretaker residence or on-site operator residence, only as accessory to primary use	P	--	--	--	P	
Catering services	P	C	C	C	P	Includes truck parking
Cemeteries, crematories and mausoleums	C	C	--	C	C	
Clinics, including but not limited to medical and urgent care.	P	P	P	P	P	
Collection Containers	--	--	--	--	--	
Commercial radio and television broadcasting	C	C	C	C	C	
Community center	P	P	P	P	P	
Concrete batch plants and asphalt plants	--	--	--	--	--	
Congregate care facility	--	C	C	C	--	Chapter 9.270 (Community Care Facilities)
Contractor, landscape and building materials storage yards (new)	--	--	--	--	--	

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Contractor, landscape and building materials storage yards (legally existing as of the effective date of this ordinance)	C	--	--	--	C	
Convalescent hospital/care facility	--	P	C	C	C	
Dance Halls, night clubs, discos, cabarets, cocktail lounges, lodges and incidental dancing areas, and similar facilities where dancing is the principal use	C	C	C	C	C	Chapter 9.250 (Alcohol Sales)
Day Care Center	C	C	C	C	C	Chapter 9.270 (Community Care Facilities)
Dry cleaning and laundromat (except uniform supply and industrial launderers);	--	C	P	P	C	
Educational Institution	C	C	C	C	C	
Emergency shelters	P	P	P	P	P	As mandated by State law and City Housing Element. Chapter 9.295 (Special Housing Types)
Equipment (new) sales, Large (including large vehicles, trucks with beds over 18 feet in length, eighteen plus (18+) wheelers, and construction equipment)	P	--	--	--	C	May not be located within 1,000 feet of the freeway right-of-way.
Equipment (new) sales Small (including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding 20 cubic feet in capacity and other similar equipment)	P	C	C	C	C	May not be located within 1,000 feet of the freeway right-of-way.
Fast food/quick service, with drive-through;	C	C	C	C	C	
Fast food/quick service, without drive-through	P	P	P	P	P	
Feed and grain sales	C	--	--	P	C	
Fertilizer production and processing organic or inorganic	--	--	--	--	--	
Gas station with or without a convenience store, with or without alcoholic beverage sales, and with or without car wash	C	C	C	C	C	Chapter 9.250 (Alcohol Sales). In SG-May not be located south of Scott Road.
General Retail	P	P	P	P	P	
Golf Course	--	C	C	C	--	
Golf driving range (not in association with full scale course)	C	C	C	C	C	
Governmental facility	P	P	P	P	P	
Grocery Store, Drug Store	P	P	P	P	P	Chapter 9.250 (Alcohol Sales)
Guns and ammunition store	C	--	C	C	C	
Hardware or Building Supplies Sales without outdoor sales/storage with outdoor sales/storage	P C	P C	P C	P C	P C	
Health, fitness, dance, martial arts studio <5,000 sq.ft. >5,000 sq.ft	P C	P C	P C	P C	P C	
Heliports	C	C	C	C	C	
Hospital	C	C	C	C	C	
Hotels and resort hotels	P	P	P	P	P	
Kennel or cattery	C	C	C	C	C	Chapter 9.235 (Animal Keeping)
Live/work units [(2)]	C	C	C	C	C	

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Low Barrier Navigation Center	P	P	P	P	P	Chapter 9.295 (Special Housing Types)
Manufacturing, Handcraft	P	C	P	C	P	
Manufacturing, Light-Intensity	P	C	P	C	P	
Manufacturing, Medium-Intensity	P	--	--	--	P	
Manufacturing, Heavy-Intensity	C	--	--	--	--	
Massage Establishment	P	C	C	C	C	
Meat packaging plants, poultry and egg processing, processing and rendering of fats and oils	--	--	--	--	--	
Membership clubs, organizations, and lounges	C	C	C	C	C	
Mobile home sales and storage, trailer sales and rental house trailers	C	--	--	--	--	
Motocross Facilities, Bicycle (BMX) course	C	--	--	--	--	
Motor vehicle body, paint and upholstery shops	P	C	--	C	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle repair/services (e.g. tune-ups, emission tests, brakes, tires, batteries, electrical	P	P	C	P	P	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle repairs - major (e.g., engine and transmission repair/rebuild, etc.)	C	C	--	C	C	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle sales and rental (including outdoor display area and repairs associated with sales): Automobiles Sales Automobile Rental Boats and RVs Sales and Rental	 C C C	 C C C	 C* C C	 C C C	 C C C	Chapter 9.240 (Motor Vehicle and Related Uses). *P - Permitted in the EDC-CC Auto Overlay
Motor vehicle wholesale, with no outdoor display	C	--	--	--	--	
Motor vehicle wrecking and junk yards	--	--	--	--	--	Chapter 9.240 (Motor Vehicle and Related Uses)
Motor vehicle, trailer or boat storage – Indoor Outdoor	 -- --	 -- --	 -- --	 -- --	 -- --	
Motorcycle sales/service	C	P	C	P	P	
Multi-family dwellings	C	C	C	C	C	Subject to Section 9.140.050 (Special Requirements for Mixed Uses and Residential Uses in EDC Zones). May not be located within 1,000 feet of the I-215 right-of-way.
Multi-family dwellings in commercial zones per AB 2011 & SB 6.	--	P	P	P	--	Chapter 9.295 (Special Housing Types) must meet affordable or mixed-income criteria per AB 2011 or criteria per SB6.
Natural gas, above ground storage	C	--	--	--	C	
Nurseries and garden supply, indoor and outdoor (retail sales only)	C	C	C	C	C	Does not include cultivation of marijuana/cannabis. No outdoor bulk materials.
Offices (professional and medical)	P	P	P	P	P	

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Outdoor dining	P	P	P	P	P	Chapter 9.260 (Outdoor Sales, Display, and Dining)
Parking lots and parking structures.	P	C	C	P	P	
Personal Services	P	P	P	P	P	
Pet shops, pet supply, and pet care and grooming	P	P	P	P	P	
Public utility substations, offices and storage buildings	P	P	P	P	P	
Recording studios	P	P	P	P	P	
Recycling collection facilities	C	C	--	C	C	Chapter 9.280 (Recycling Facilities); May not be located within 1,000 feet of the freeway right-of-way.
Recycling processing facilities	C	--	--	--	--	Chapter 9.280 (Recycling Facilities); May not be located within 1,000 feet of the freeway right-of-way.
Religious Institutions	C	C	C	C	C	
Research and development (except noxious, explosives, or dangerous materials)	P	--	P	--	P	
Residential care facility	C	C	C	C	C	May not be located within 1,000 feet of the I-215 right-of-way.
Restaurants	P	P	P	P	P	Chapter 9.250 (Alcohol sales)
Restaurants with ancillary breweries, distilleries and/or wine making facilities with sales for on-site and off-site consumption	P	P	P	P	P	Chapter 9.250 (Alcohol sales)
Self-Storage, public storage facilities (new)	--	--	--	--	--	
Self-Storage, public storage facilities with or without manager's residence onsite (existing as of the effective date of this ordinance)	C	C	C	C	C	May expand only within the footprint of the existing development/property.
Shooting range; Indoor	P	C	C	C	C	
Shooting range; Outdoor	--	--	--	--	--	
Single-family residences	C	C	C	C	C	Requires tentative tract map approval. May not be located within 1,000 feet of the I-215 right-of-way.
Smoking Lounge	C	C	C	C	C	
Solid Waste Disposal	--	--	--	--	--	
Sports and recreational facilities (not including motor driven vehicles and riding academies, but including archery ranges, athletic playgrounds, athletic fields, sports arenas, skating rinks, skate parks, stadiums, and commercial swimming pools)	C	C	C	--	C	
Supportive Housing	C	C	C	C	C	
Swap Meets (Indoor only)	--	--	--	--	--	
Tattoo Establishments	--	--	--	--	--	See Allowed Use - "Personal Services"
Theaters	C	C	P	C	P	
Transitional Housing	C	C	C	C	C	
Towing services (with tow truck parking, no auto storage)	p	C	--	--	C	
Truck stops	--	--	--	--	--	

Table 9.140.030-1 Economic Development Corridors Zones Allowed Uses and Approval Requirements						
Allowed Use	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Trucking and freighting operations	C	C	--	--	C	
Vocational/trade school;	P	C	C	C	P	
Warehouse (except noxious, explosives, or dangerous materials) Fulfillment Center Warehousing, logistics and distribution facility	 P P	 -- --	 -- --	 -- --	 -- --	
Warehouse/club store, Standalone facility 50,000 sq. ft. or larger	C	C	C	C	C	
Warehouse/club store, Standalone facility under 50,000 sq. ft.	P	P	P	P	P	
Wedding chapels	C	C	C	C	C	
Wholesale businesses with samples on the premises but not including storage.	P	P	P	P	P	
Wholesale stores and distributors	C	C	C	C	C	
Wireless Communication Facilities	C	C	C	C	C	Chapter 9.290 (Wireless Communication Facilities)

(2022-337, 03/16/2022; 2022-351, 09/21/2022; 2023-365, 02/01/2023; 2024-384, 02/07/2024; 2025-417, 07/16/2025)

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9.140.040 Development Standards EDC-NG EDC-MB EDC-CC EDC-NR EDC-SG

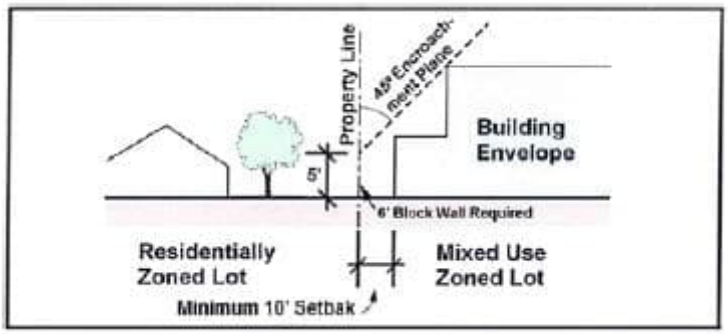
The development standards listed below are the minimum standards for development within the respective zones.

Table 9.140.040-2 Economic Development Corridors Zones - Development Standards						
Standard	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
LOT DIMENSIONS (Minimum)						
Net Lot Area (Sq. Ft.)	15,000	15,000	15,000	10,000	20,000	
FLOOR AREA RATIO						
Maximum	1.0	1.0	1.0	1.0	1.0	
YARDS/SETBACKS (Minimum)						
Front Yard	25	25	25	25	25	Mixed Use Setback Requirements: 9.40.080.B
Yard Adjacent to Residential Zone (Feet)	25	25	25	25	25	No buildings or structures shall be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 15 feet above the existing grade at the property line (see Figure 9.140-1: Rear or Side Yard Setback and Encroachment Plane on a Residentially Zoned Lot).
Interior Side Yard (Feet)	--	--	--	--	--	
Street Side Yard Setback	15	15	15	15	25	
Rear Yard (Feet)	10	15	15	15	10	
LANDSCAPE SETBACKS FOR PARKING AREAS (Minimum)						
Notes: 1. The screening wall shall have a maximum height of 14 feet as necessary to fully screen interior truck parking, loading, and service areas. The exterior wall shall taper or step down in height where feasible.						

Table 9.140.040-2 Economic Development Corridors Zones - Development Standards						
Standard	EDC-NG	EDC-MB	EDC-CC	EDC-NR	EDC-SG	Additional Requirements
Landscape setback from the public right of way to the parking area (Feet): Expressways & Urban Arterial Arterial & Major Secondary/Collector/Rural Collector & Local Streets	 25 20 15	 25 20 15	 25 20 15	 25 20 15	 25 20 15	
BUILDING HEIGHT (Maximum)						
Building Height (Feet)	100	45	75	45	75	
BUILDING COVERAGE (Maximum)						
Building Coverage (Percent)	--	--	--	--	--	
OPEN SPACE COVERAGE (Minimum)						
Landscaped Open Space Required (Percent):	10%	10%	10%	10%	10%	Percent of the total lot area excluding that portion of the lot contained within the required front setback area.
FENCES, WALLS, HEDGES, SCREENING (Feet)						
Fence wall or hedge – maximum height (Feet)	6	6	6	6	6	
Fence wall or hedge screening outdoor storage –minimum/max height (Feet)	6/14[1]	6/8	6/8	6/8	6/14[1]	

Notes:
1. The screening wall shall have a maximum height of 14 feet as necessary to fully screen interior truck parking, loading, and service areas. The exterior wall shall taper or step down in height where feasible.

Figure 9.140-1: Rear or Side Yard Setback and Encroachment Plane on a Residentially Zoned Lot



(2025-417, 07/16/2025)

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9.140.050 Special Requirements for Mixed Uses and Residential Uses in Economic Development Corridor Zones

A. **Intent of Mixed Uses.** The mixed-use allowances within the Economic Development Corridor (EDC) Zones are intended to enhance, revitalize, and provide opportunities for new development in designated areas of the community. This allows for retail and service commercial businesses (local and regional) and moderate- to high-density residential uses to be integrated vertically consistent with the General Plan.

B. **Mixed Use Setback Requirements.** Within the required front setback area, paved walkways for pedestrian use shall be augmented with landscaping such as planters and trees. Elements enhancing the pedestrian experience shall be incorporated into the design of the front setback, including but not limited to, benches, lighting schemes, and decorative paving.

C. **Mixed Use Notification Requirements.** The following notification requirements for mixed use developments in a designated EDC district apply:

1. Residents (owners and tenants) of new residential and mixed-use development projects in an Economic Development Corridor Zone where residential uses are allowed shall be notified in writing before taking up residence that they will be living in an urban-type environment and that noise levels may be higher than a strictly residential area.
2. The conditions of approval of a residential or mixed-use project within an Economic Development Corridor Zone will require prospective residents to acknowledge the receipt of the written noise notification. Signatures shall confirm receipt and understanding of this information.

D. **Restrictions on Land Uses and Activities in a Vertically Integrated Mixed-Use Development.** Economic Development Corridor Zones featuring vertically integrated mixed-use developments shall be subject to the following use limitations:

1. Commercial, office or institutional development component shall comprise a minimum of 0.3 FAR of the overall development.
    a. A project consisting entirely of deed-restricted affordable housing will not be required to have a commercial feature component but shall be limited to the EDC districts' residential percentage limit of the City's General Plan.
    b. Commercial storefronts in the Community Core and Southern Gateway Zones are required along street frontages. Residential development(s) are not allowed street frontage in these EDC Zones.
    c. Live-work units are allowed as part of a mixed-use development. Dwelling areas in multi-family residential units are not allowed to be devoted solely to a commercial, office, or production activity.
2. *Prohibited Land Uses and Activities in a vertically integrated mixed-use development.* The following activities are prohibited within vertically integrated mixed-use developments:
    a. General auto repair including paint or body work, auto maintenance or similar use.
    b. Manufacturing or industrial activities, including, but not limited to, welding, machining or open flame work, except those necessary as part of an art or jewelry producing activity.
    c. Any other activity, as determined by the Community Development Director to be incompatible with residential activities and/or to have the possibility of adversely impacting the health or safety of residents due to the potential for the use to create late-night activity, dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products or wastes, within individuals units or to adjoining/surrounding units.
3. *Loading and unloading activities.* Conditions of approval for a mixed-use development shall indicate the times when the loading and unloading of goods, products, supplies or similar items will occur. Loading or unloading activities are prohibited between 10:00 p.m. and 7:00 a.m. the following morning on any day of the week.

E. **Special Requirements for Residential Uses in EDC Zones.** All residential uses in EDC zones shall be subject to the following provisions:

1. Residential developments shall be integrated vertically with non-residential uses and shall not be allowed as "stand alone" projects or on EDC parcels directly adjacent to a freeway (residential developments may not be located within 1,000 feet of the I-215 right-of-way per table above and General Plan).
2. Residential density limitations are established within the General Plan and are in addition to other applicable requirements of this chapter.

F. **Single Family Residential Developments in EDC Zones.** Single Family residential uses in EDC zones shall be subject to the following requirements:

1. Single-family dwellings existing as of the effective date of the Ord. 2015-180, passed 11-18-2015 in an Economic Development Corridor Zone shall be considered as permitted uses and shall be subject to development standards for LDR-2 zone, as set forth in Chapter 9.130 of this Title or other zone as determined by the Community Development Director.
2. Tract maps approved prior to the effective date of this chapter located within any Economic Development Corridor Zone shall be considered a permitted residential use and shall be subject to the appropriate

Residential Zone development standards of Chapter 9.130 of this Title, as determined by the Community Development Director.

G. **Multi-Family Residential Developments in EDC Zones.** Multi-family residential uses shall be subject to the development standards of the appropriate zone in Chapter 9.130, as determined by the Community Development Director.

H. **Mixed-Use Multi-Family Developments in EDC Zones.** The provisions of this section shall apply to multi-family residential portions of mixed-use developments in addition to other applicable requirements of this chapter.

1. *Maximum Number of Bedrooms per Unit.* No single dwelling unit shall have more than 4 bedrooms, unless otherwise approved by the Planning Commission.
2. *Residential Building Separation.* Residential developments and residential portions of mixed-use developments shall meet the minimum building separation requirements as established below:

Minimum Building Separation (Same Recorded Lot)	
From 1 story to 1 story building	15 ft.
From 1 story to 2 story building	20 ft.
From 2 story to 2 story building	20 ft.
Additional story either building	20 ft. plus 5 ft. per additional story above 2 for either building

3. *Open space, recreation and leisure area requirements for residential components of integrated mixed-use developments*. Residential components of mixed-use developments shall provide open space, recreation, and leisure areas at a minimum of 300 square feet per dwelling unit. The following spaces shall contribute to the open space, recreation area, and leisure area requirement:

a. *Private Open Space.* Private open space shall be provided at each unit. Private open space may be provided in the form of a patio, yard, balcony or combination thereof and shall be directly adjacent to and accessible from each unit. Private open space shall have a minimum area of 90 square feet, with a minimum depth dimension of 6 feet and a minimum width dimension of 10 feet.

b. *Active Recreation Areas.*

i. Active recreation areas shall include one or more of the following: spa, pool, indoor equipped work-out room(s), tennis, volleyball, racquetball courts, basketball half court, or other similar usable recreational activities as determined acceptable by the Planning Commission during a discretionary review. Active recreation areas shall be open to and accessible to all residents of the mixed-use complex. The required active recreational amenities shall be based on a needs assessment evaluation of the proposed project. The evaluation shall take into consideration the following criteria:

a. Size and shape of active recreation area;

b. Location and placement of buildings;

c. Diversity of recreational amenities needed based upon anticipated resident mix;

d. Number of units, size mixture of units, and lot size.

ii. Active recreation areas shall not be less than 20 feet in width or depth. Increased dimensions may be required through the discretionary review process based upon specific project circumstances and the intended use of that active recreation area.

iii. Active recreation areas may be located indoors, in outdoor portions of habitable levels, or on roof decks. Active recreational areas located in this manner shall not contribute more than 50% of the required open space, recreation, and leisure areas, unless otherwise approved by the Planning Commission.

iv. Active recreation areas shall be buffered from adjacent residentially zoned lots. Active recreation areas that feature such activities as pools, spas, court activities shall be placed and operated so as not to infringe upon the peacefulness of nearby residential units or adjoining residential properties.

c. *Passive Recreation Areas.* Passive recreation areas shall incorporate pathways, waterscape, hardscape (i.e., large rocks or boulders, benches, gazebos, raised planters constructed on site of bricks, concrete or rocks, or other materials) and unique features that enhance the appearance, desirability and usability of the area. The intent is to provide landscaped areas that can be utilized for walking, sitting, viewing plants and vegetation, reading, and similar types of passive activities. Passive recreation areas shall have a minimum dimension of 10 feet in width and 30 feet in length. These areas shall not contribute more than 50% of the required open space, recreation and leisure areas. An area designated as a "Community Garden" may contribute up to 25% of the required open space, recreation and leisure area(s) of a residential development.

d. *Mixed Use Shared Passive Recreation Areas.* Passive recreation areas and joint use patios and plazas may contribute to the requirement for open space, recreation and leisure areas. Passive areas are generally shared with commercial, office or institutional components in a mixed-use development. Passive recreation areas do not include areas used for outdoor dining, fenced or otherwise restricted for use by a single business or tenant. Shared passive recreation areas shall have a minimum dimension of 10 feet in width and 30 feet in length. Such areas shall not contribute to more than 25% of the required open space, recreation and leisure areas.

4. *Additional multi-family residential unit requirements.* Each residential unit in a multi-family component of a mixed-use development shall comply with the following requirements:

a. *Laundry Facilities.* Each unit shall be provided with washer and dryer hookups and laundry space within the unit. For apartment units, common laundry facilities may be provided.

b. *Storage Facilities.* Each unit shall be provided with a separate storage area having a minimum of 300 cubic feet of private and secure storage space. This storage space may be located within the parking garage provided it does not interfere with garage use for automobile parking. Closet and cupboard space within the dwelling unit shall not count toward meeting this requirement.

(2024-384, 02/07/2024; 2025-417, 07/16/2025)

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