



City of
Los Banos
At the Crossroads of California

PLANNING DEPARTMENT
MIXED USE DISTRICT (M-X)
(LBMC Title IX, Chapter 3, Article 13)

PURPOSE

The purpose of the Mixed Use District is to allow shops on multiple levels, with the first floor primarily retail, with office, residential and other non-retail uses permitted on upper levels. Uses are advocated which foster retail development, with associated residential thereby enhancing the district as a pedestrian oriented shopping area.

USES PERMITTED

The following uses shall be permitted in the Mixed Use District:

- a) Art, craft and photography galleries/studios;
- b) Music and dance studios;
- c) Banks, savings and loan facilities;
- d) Eating and/or drinking establishments;
- e) Communication facilities;
- f) Food service;
- g) Specialty food or drink shops;
- h) Health clubs or exercise studios;
- i) Maintenance and repair service, small equipment;
- j) Offices, business, professional or medical;
- k) Personal services;
- l) Recreation and entertainment;
- m) Bed and breakfast inn, hotel or motel;
- n) Cultural and/or historical institutions;
- o) Government offices;
- p) Public parking facilities;
- q) Retail sales;
- r) Residential;
- s) Public utility distribution and transmission line towers and poles and underground facilities for the distribution of gas, water, communications, and electricity; and
- t) Churches.

USES WHICH REQUIRE USE PERMIT APPROVAL

The following uses shall be permitted in the Mixed Use District subject to securing a use permit:

- a) Off-sale and on-sale alcoholic beverages, either separately or in conjunction with a use permitted in the district;

b) Any other use deemed appropriate by the Planning Commission.

HEIGHT LIMITS

The maximum height of buildings in the Mixed Use District shall be fifty (50') feet.

BUILDING SITES

Building sites in the Mixed Use District shall be a minimum of one thousand (1000) square feet.

YARDS

Where yards border on a major or collector street, the requirements for yards in the Mixed Use District shall be as set forth in Article 19 of Chapter 3, otherwise there are not requirements.