



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 5, 2023
ITEM #: I.2
SUBJECT: Comprehensive Zoning Code Workshop

Recommendation for Action: Staff recommends that the Planning Commission receive a presentation on the Public Review Draft of the Comprehensive Zoning Code (CZC) and hold a workshop to discuss proposed map amendments, zone standards, response to questions, and discussion.

Staff Contact:

Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org

Report in Brief:

On September 19 & September 21, 2023 respectively, the City Council and Planning Commission received an overview regarding the launch of the Public Review Draft Comprehensive Zoning Code (CZC). These informational updates were recorded and have been posted online for viewing. Copies of the staff reports and video of the meetings may be viewed at the following web link: <https://cityofwoodland.org/1167/Community-Outreach>. A copy of the September 21, 2023 staff report is also provided as an attachment to this report.

The Public Review Draft CZC document is available online at the following link: <https://cityofwoodland.org/1165/Comprehensive-Zoning-Update>, and in hard copy at City Hall and the Library.

Over the coming month, city staff will hold a series of public meetings with community members and stakeholders to formally present the draft Code, respond to questions, and collect important feedback that will be considered in the preparation of the final CZC. Proposed workshop dates are as follows:

This staff report outlines the proposed review topics for the October 5 and October 19, 2023 Planning Commission workshops.

October 5, 2023

- Proposed Zone and General Plan map amendments
- Review of Zone Standards and key updates
- How to use the code examples (CMU and IF)
- Response to questions from September 21, 2023
- Discussion

October 19, 2023

- Citywide standards and key issues
- Division IV – Administration and Procedures
- Housing Review Process and example (RLM and RM)
- Questions/clarifications

- Discussion

The goal of the CZC update is to facilitate new desired development through the provision of clear and understandable standards, guidelines, and procedures. An updated development review process will assist staff and decision makers to allow qualified development with expedited review, thereby helping to reduce the front-end design/development costs particularly for new housing projects.

Grant funding for the Code update from HCD was provided with the intended purpose of accelerating housing production and streamlining approval of housing development, as well as to prepare a code that utilizes best practices to facilitate livability, sustainability, increased density, and multi-modal access. A well-designed city that incorporates appropriate development standards into its regulations will directly elevate the quality of life and appearance of the community, attract investment, and increase community pride.

Background:

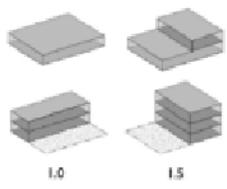
Relationship Between General Plan and Zoning Code

The General Plan outlines a vision for Woodland’s long term physical and economic development and community enhancement. It also provides goals and policies that will allow this vision to be accomplished. The General Plan, inclusive of the Housing Element, provides the basis for establishing priorities for implementing plans and programs, such as the Zoning Ordinance. It sets broad general land use locations and densities and intensities for development. Residential development capacity is usually provided as density of development, expressed as dwelling units per acre (du/ac), whereas non-residential development capacity is provided as intensity of development, expressed as floor area ratio (FAR).

The staff has prepared a PowerPoint presentation that will provide a review of key factors and components of the topical discussion areas. As an example, the following graphic is an excerpt from a PowerPoint slide regarding density and intensity.

Density and Intensity

<p>Density</p> <ul style="list-style-type: none"> ▪ Residential based ▪ The ratio of Dwelling Units per gross acre. ▪ Gross density includes total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the ROW of existing and dedicated streets. ▪ Example, an 6,000 square foot lot in the R-LM with a maximum allowed density of 15 du/ac ▪ 43,560 sq ft per acre ▪ 6,000 sf = 0.137 acres ▪ 15 x 0.137 = 2 dwelling units (du) 	<p>Intensity</p> <ul style="list-style-type: none"> ▪ Non-Residential (Generally) ▪ Based on Floor Area Ratio ▪ Floor Area Ratio (FAR) is the ratio of the floor area of all principal and accessory buildings on a site to the site area. ▪ Example, if the floor area of all buildings is 20,000 and site area is 10,000, the FAR is 2:1 or 2.0
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City of Woodland Comprehensive Zoning Code Update | 9

The Zoning Ordinance is one of the most important tools for implementing the General Plan. While the General Plan provides broad land use classifications on the Land Use Map, zoning is more specific and may allow multiple zones per single general plan land use category on the Zoning Map, as long as the intensity and density of development are consistent with the General Plan. Zoning

translates general policies into more specific regulations and standards.

For the period immediately following adoption of the General Plan, the city adopted a stand-alone Interim Zoning Ordinance (IZO) to address areas of land use inconsistency between the newly adopted General Plan and Zoning for the commercial, industrial and mixed-use zones. The IZO incorporated new standards and practices that have guided much of the new development that has occurred since 2018. The IZO has generally been considered successful and the CZC has built upon the best elements and lessons learned through use of the IZO.

Guiding Principles and Objectives for the Comprehensive Code Update:

The following are the key guiding principles and objectives for the CZC update:

1. Implement the 2035 General Plan and the 2021-2029 Housing Element.
2. Ensure compliance with state and federal requirements.
3. Build upon the Interim Zoning Ordinance (IZO). Utilize lessons learned to strengthen, clarify, and expand the Comprehensive code.
4. Ensure that the code is clear, concise, intuitive, and easy to use by the community, businesses, and development partners.
5. Provide clear decision protocols and a streamlined review process.
6. Allow increased intensity of development and compact form while retaining the character and scale of the community's neighborhoods.
7. Facilitate increased housing opportunities and variety. Encourage Multi-family, Missing Middle, and Lifestyle Housing
8. Address sustainability concerns including the heat island effect. Facilitate appropriate and increased tree planting and preservation.
9. Respect the existing community fabric and groundwork while reflecting current best practices in evaluation of uses, activities, and development patterns.
10. Incorporate historic and downtown design requirements, thereby incorporating the Downtown Specific Plan into the code.
11. Address citywide and special case situations that occur repeatedly.
12. Provide clear standards and requirements, but incorporate flexibility in order to adapt to new or unusual circumstances.
13. Add to the economic vitality of Woodland and allow appropriate adaptive reuse and reinvestment of properties.
14. Encourage mixed-use nodes, districts and corridors. Allow the integration of commercial uses within residential districts as well as residential into commercial districts.

Generally, the public, residents, and prospective developers value three central qualities in any zoning code: 1) certainty in the requirements and structure of the review process, 2) built-in flexibility to adjust development standards to the needs of individual projects, and 3) opportunities to request relief from requirements that constitute a substantial burden.

Comprehensive Code Features

The following summarizes key features incorporated into the draft Code:

1. Provides graphic examples and generalized tables to present information whenever possible.
2. Provides "objective design standards" for all districts.
3. Provides performance standards to address sensitive adjacency issues such as odors, dust, and contamination.
4. Updates parking standards and reduces overly burdensome requirements.
5. Continues to accommodate and incentivize food and agricultural industries where appropriate.
6. Updates and clarifies the non-conforming use standards.
7. Updates the allowed land use table to incentivize desired uses.

8. Updates the standards that apply to all properties, such as fencing, outdoor storage, landscaping, parking, and lighting.
9. Provides design standards and criteria that apply to specific uses such as alcohol, auto services, bed and breakfast, bee keeping, emergency shelters, mobile vendors, and temporary uses, etc.
10. Identifies height, setbacks, coverage, and other development standards that apply to each district.
11. Revises sign standards to comply with legislative requirements to be content neutral.
12. Provides an administration section that clearly describes and outlines all permit and entitlement review requirements.
13. Clarifies public notice procedures.
14. Clarifies roles and responsibilities for all recommending and approving bodies.
15. Provides Rules of Measurement.
16. Provides clear understandable procedures for exceptions from standards and when allowed.
17. Provides a comprehensive list of definitions of terms and uses.

Code Framework

The draft Comprehensive Zoning code was developed over the past three plus years based on requirements of State law, review of best practices, and consideration of objectives for the code. The CZC has five divisions or sections as described below:

Format and Organization

- Division I: General Provisions
- Division II: Districts and Regulations
- Division III: Citywide Standards
- Division IV: Administration and Procedures
- Division V: Definitions of Terms and Uses

Division I – General Provisions:

Division I sets the underlying purpose and effect of the Zoning Code and outlines the authority for the Code and relationship to the General Plan. This Division includes a section that discusses rules for interpretation and rules of measurement. It also references and establishes the zoning map, other relevant maps, and districts.

Division II – Districts and Regulations

Division II identifies the purpose and applicability of each zone. The district provides the use regulations, development standards and supplemental regulations. This is where the objective standards for building and site design are provided.

Division III – Citywide Standards

Division III provides citywide standards in several chapters, including those that apply generally to all properties, to those that apply to specific uses or activities. Additional chapters include nonconforming uses and signs.

Division IV – Administration and Procedures

Division IV identifies all planning authorities and reviews purposes. It provides all of the common procedures that are required as part of any type of review for purposes of zoning. The division outlines all of the planning permits and approvals that are possible and establishes a new three-tiered Development Review process to replace the existing ZAP Tier 2 and Design Review processes.

Division V – Definitions of Terms and Uses.

Division V provides a comprehensive set of definitions of the terms used in the code and also

provides a definition for all permitted, conditionally permitted and in some cases non-permitted uses.

Code Highlights and Key Changes

The CZC has been re-written with each and every standard and requirement evaluated in view of best practices and through a frame of the City's development goals as identified in the General Plan, past experience, experience in implementing the Interim Zoning Ordinance, and desired economic development path. Development standards and design standards were assessed, taking into consideration limited resources, such as land and water, while also taking into account environmental and climate considerations, as well as housing and jobs, in order to allow for a resilient and prepared community to face 2050 and beyond. Below is a summary of some of the key highlights and changes in the CZC:

- Increase housing opportunities.
 - Ensure consistency with the Housing Element regarding identified sites and densities.
 - Modify zoning to allow increased housing opportunities, to reflect existing on the ground conditions, or to provide consistency between existing zoning and the 2035 General Plan.
 - Add small lot subdivision development standards to provide flexibility for infill residential development.
- Incorporate the Downtown as a new section in the code and update the zone categories to reflect current conditions.
- Retain the Neighborhood Preservation (NP) zone.
- Provide allowance for limited retail uses in specific residential locations and situations.
- Update the use table to reflect "best practices" and policies of the General Plan and to promote those uses that increase jobs and economic potential for the city's tax base and discourage uses that detract from community aesthetics and/or provide minimal job or economic benefits.
- Update building and site design standards for all zones to provide objective design standards.
- Update entitlement review processes to provide clear direction as well as to allow streamlined review for projects that are compliant with objective standards.
- Update fencing, screening, and outdoor storage requirements, and address other common issues.
- Update parking, lighting and landscaping requirements.
- Update Sign and Non-conforming requirements.
- Increase development intensity standards for the Community Commercial Mixed Use (CCMU), Regional Commercial (RC), Regional Commercial Flex (RCF), Industrial Flex (IF) and Industrial General (IG) zones to allow appropriate intensity of development to encourage more efficient use of limited land resources.

Discussion:

The meeting of October 5, 2023 will focus on reviewing the proposed Zone and General Plan map amendments, zone standards, and will walk through a couple of example situations to help illustrate how to use the Code. Informational power points and video recordings will be posted on-line. Informational handouts are provided as attachments to this report.

Map information and the Draft Comprehensive Zone text can be found and reviewed on the Comprehensive Zoning Code web page for "Documents": <https://cityofwoodland.org/1168/Documents>

Staff reports and recordings of past meetings and staff prepared webinars on specific topics may be found on the Comprehensive Zoning Code web page for "Community

Outreach”: <https://cityofwoodland.org/1167/Community-Outreach>

The city is working to prepare an interactive GIS based Zone map that will allow individuals the ability to look up any parcel and see the current and proposed land uses. Once identified, information about the proposed zone may be found in Division II – Zone standards.

Zoning and General Plan Map Amendment Discussion

In addition to text amendments, there are suggested amendments to the Zoning Map. Some of the map changes identified will require amendment to the General Plan land use map as well. However, in several instances, the existing zoning provides a higher zone category than the General Plan and will remain at the higher zone category. Detailed maps are provided in an informational PowerPoint attached to this report. The following are key changes proposed:

- Add Low Medium Density (R-LM) and Medium Density (R-M) residential zones in place of Duplex (R-2) or Low (RL) Residential:
 - o Areas considered are those that were designated as either RLM or RM in the 2002 General Plan and evaluated as RM 2035 General Plan EIR.
 - o Proposed zone change is reflective of existing development.
- Add Low Medium (R-LM) or Medium Residential (RM) where the area would support such a change:
 - o Modify the Neighborhood Preservation (NP) designation along West Street where existing development is not reflective of historical patterns and where increased density is appropriate along main corridors.
- Update the General Plan land use from Low density (RL) to Medium (RM) residential for those parcels where existing zoning is multifamily (RM) but the 2035 General Plan shows (RL).
 - o Due to SB 330, sites may not be downzoned from how they were shown as of January 1, 2018.
- Replace Community Commercial (CC) sites along West Main Street with the Corridor Mixed Use (CMU) designation:
 - o Allows a greater mix of uses including residential development (20-40 du/ac) consistent with the majority of zoning along West Main.
- Change Community Commercial (CC) to Community Commercial Mixed Use (CCMU).
 - o Allows residential development in the zone (15-35 du/ac):
- Revise the area covered by the Light Industrial (IF) zone to the south side of the I5 freeway and add General Industrial (IG) north of the I5 freeway:
 - o Consistent with the Industrial zone development as allowed in the 2002 General Plan and amending the light industrial flex overlay incorporated in the 2035 General Plan.
- Provide a Corridor Mixed Use (CMU-A) zone for the Armfield neighborhood:
 - o Reflective of the Armfield-Lemen Avenue Neighborhood Framework Study.
- Incorporate the Downtown into the Zoning code:
 - o Updates the Downtown Specific Plan districts by consolidating the existing five districts with subcategories into four clearly defined zones (DX-1 – 4).
- Change the Regional Commercial (RC) zone at the north east end of East Street to Regional Commercial Flex (RCF):
 - o Provides a wider range of possible development options including light industrial uses.
 - o Serves as a transition from industrial uses to the east and East Street.
- Modify the Open Space (OS) zone at the northwest end of East Street to Regional Commercial (RC):
 - o Reflects the existing regional commercial wave park use.

Development Standards Discussion

An overview of key changes and updates to various development standards, uses, and other key

considerations will be covered. Most areas to be discussed will be from Division II - Zone Standards and Division III-Citywide Standards. Additionally, questions posed at the September 21, 2023 Planning Commission meeting will be addressed. (Porch Setback in residential zones and RV parking).

Community Outreach

All meetings will be recorded and posted on the CZC web page to allow members of the public the ability to view all presentations and discussions. The city will offer a range of means by which to obtain information about the update, including attending in-person workshops, watching previously recorded meetings, to viewing pre-recorded informational videos. In-person meetings will be held at the City of Woodland Council Chambers, located at 300 First Street.

Proposed Workshop Meeting Schedule:

Meetings may be subject to change, so please continue to check the CZC web site for up-to-date information. Please check the website regularly for any changes or modifications to the meeting schedule.

- **Thursday, October 5 @ 6:30 PM** – Planning Commission Workshop
- **Wednesday, October 18 @ 6:00 PM** – Commercial and Mixed-Use focus
- **Thursday, October 19 @ 6:30 PM** – Planning Commission Workshop - Housing focus
- **Tuesday, October 24 @ 11:30 AM** – General and Industrial focus
- **Wednesday, October 25 @ 9:00 AM** – Downtown focus

The city invites all interested individuals to attend the scheduled community events and express opinions. Community members may also provide comments regarding the CZC update to the following email:

compzoneupdate@cityofwoodland.org. The CZC provided for review is a draft document and may be modified and strengthened as a result of any comments received.

Conclusion:

Staff recommends that the Planning Commission receive a presentation on the Public Review Draft of the Comprehensive Zoning Code and hold a workshop to discuss proposed map amendments, zone standards, response to questions, and discussion.

Prepared by: Cindy Norris, Principal Planner

Attachments:

1. PC Update Staff Report Final

2. Zoning Map Review and Proposed Changes



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: Planning Commission Meeting
DATE: September 21, 2023
ITEM #: I.2
SUBJECT: Comprehensive Zoning Code Public Release

Recommendation for Action: Staff recommends that the Planning Commission receive a presentation on the Public Review Draft of the Comprehensive Zoning Code and an outline of the public review process

Staff Contact:

Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org; and compzoneupdate@cityofwoodland.org

Fiscal Impact:

The Zoning Code and CEQA Update Project (CIP#07-07) was established in 2007 with \$100,000 to fund Zoning Code and CEQA updates. Since 2007, limited code updates and preparation of the Interim Zoning Update have utilized project funds (CIP#07-07). In 2017, the State Department of Housing and Community Development (HCD) initiated the Planning Grants Program intended for the preparation, adoption and implementation of plans to streamline housing approvals and accelerate housing production. The City of Woodland received two Planning Grants from HCD, SB2 funds in 2019, for \$310,000, and LEAP grant funds in 2020, for \$300,000. Additionally, the City received \$85,000 in REAP grant funds from SACOG. Total funds allocated to the CZC project was \$655,624.

On September 3, 2019, the City entered into a professional services contract with Lisa Wise Consulting, Inc. for \$358,610 to prepare the CZC update. On October 15, 2020, a second amendment to the contract was approved to add \$36,160 to the original contract for an overall contract amount of \$394,770. A fourth amendment reallocated grant funds in the amount of \$130,830 to the contract with Lisa Wise Consulting, Inc., resulting in an overall contract amount of \$525,600 to complete the CZC project.

Report in Brief:

The September 19, 2023 City Council meeting will officially launch the public review process for the CZC Project with the availability of the Public Review Draft document provided online at the following link <https://cityofwoodland.org/1165/Comprehensive-Zoning-Update>, and in hard copy at City Hall, Library and Community and Senior Center. Over the coming months, city staff will hold a series of public meetings with community members and stakeholders to formally present the draft Code, respond to questions, and collect important feedback that will be considered in the preparation of the final CZC. At the September 21, 2023 Planning Commission meeting it is not anticipated that the Planning Commission will provide formal comments on the draft document, but rather receive a project update and provide input concerning key areas of interest or concern. This staff report outlines the community engagement process and anticipated timeline, provides a high-level overview of the CZC including a review of the guiding principals for development of the Code update, the code framework, and a summary of key changes.

The goal of the CZC update is to facilitate new desired development through the provision of clear and understandable standards, guidelines, and procedures. An updated development review process will assist staff and decision makers to allow qualified development with expedited review, thereby helping to reduce the front-end design/development costs particularly for new housing projects.

Grant funding for the Code update from HCD was provided with the intended purpose of accelerating housing production and streamlining approval of housing development, as well as to prepare a code that utilizes best practices to facilitate livability, sustainability, increased density, and multi-modal access. A well-designed city that incorporates appropriate development standards into its regulations will directly improve the quality of life and appearance of the community, attract investment, and increase community pride.

Background:

Once the draft is released, staff is recommending an ambitious schedule for public review with the goal of completing the draft document by the end of 2023. The goal will be to begin working and utilizing the new code at the start of the year. This will also allow the city to submit for final grant funding reimbursements.

Below is a listing of key milestones and important dates that have occurred that have set the stage for the CZC project:

May 16, 2017	2035 General Plan Approved
May 1, 2018	Interim Zoning Ordinance Approved
August 20, 2019	Lisa Wise Consulting (LWC) was selected to prepare the Code update.
October 2019	Stakeholder Interviews
December 17, 2019	Joint PC and CC Workshop
December 2019	Recommendations Memo
April 7, 2020	Interim Zoning Ordinance Updated
March 1, 2022	City Council Update Report
March 17, 2022	Admin Draft Review and recommendation for a hybrid code
September 2022	Updated Admin Draft Code
September 2022 – July 2023	Staff Review of CZC Drafts
March 21, 2023	6th Cycle Housing Element Adopted with program requirements for specific code updates

Discussion:

Relationship Between General Plan and Zoning Code

The General Plan outlines a vision for Woodland’s long term physical and economic development and community enhancement. It also provides goals and policies that will allow this vision to be accomplished. The General Plan, inclusive of the Housing Element, provides the basis for establishing priorities for implementing plans and programs, such as the Zoning Ordinance. It sets broad general land use locations and allowed densities and intensity for development. Residential development capacity is usually provided as density of development, expressed as dwelling units per acre (du/ac), whereas non-residential development capacity is provided as intensity of development, expressed as floor area ratio (FAR).

The Zoning Ordinance is one of the most important tools for implementing the General Plan. While the General Plan provides broad land use classifications, zoning is more specific and may allow multiple zones per single general plan land use category as long as the intensity and density of development are consistent with the General Plan. Zoning translates general policies into more specific regulations and standards.

In the period immediately following adoption of the General Plan, the city adopted a stand-alone Interim Zoning Ordinance (IZO) to address areas of land use inconsistency between the newly adopted General Plan and Zoning for the commercial, industrial and mixed-use zones. The IZO incorporates new standards and practices that have guided much of the new development that has

occurred since 2018. The IZO has generally been considered successful and the CZC has built upon the best elements and lessons learned through use of the IZO.

Legislative Updates and Requirements

A critical purpose for the update is to ensure that the CZC addresses the numerous legislative updates and requirements. Since 2017, the state has passed a significant amount of legislation relating to housing with a primary emphasis on streamlining the production of new housing and removing barriers. The grants from HCD that have assisted in funding the CZC update require the new code to utilize objective design standards and minimize the review process for housing projects. Objective standards have also been provided for commercial, mixed use and industrial developments as well.

In addition to housing, legislative updates have affected other areas of the code. As example, cities are limited in the regulation of content for signs. Below are summarized some of the most critical updates affecting the Code update:

- SB330 (Housing Crisis Act of 2019) and SB 8 (2021), which prohibits the City from adopting new non-objective standards for residential or residential mixed-use projects; from reducing allowed housing capacity through regulatory or administrative barriers; and from denying residential or residential mixed-use projects based on subjective standards.
- AB 2011 (Affordable Housing and High Road Jobs Act of 2022), which allows housing development in areas currently zoned for parking, retail, or office buildings and exempts some projects from local approval processes and CEQA review.
- SB 6 (Middle Class Housing Act of 2022), which allows residential uses on commercially zoned property without requiring rezoning if they meet or exceed the default density under Housing Element law for the jurisdiction.
- AB 2162 (2018), which requires that supportive housing be permitted by-right in zones where multifamily and mixed-use development is permitted.
- AB 2345, (2020), which amends the Density Bonus law to expand incentives for projects with affordable and senior housing components, including reduced maximum parking requirements.
- Reed v. Town of Gilbert (2015), which affirmed that signs regulations must be content-neutral.

The City has already prepared zoning updates where legislative changes require limited timeframes for compliance, such as accessory dwelling units, SB9 (allowing additional units in single family zones), and emergency shelters.

Guiding Principles and Objectives for the Comprehensive Code Update:

The following are the key guiding principles and objectives for the CZC update:

1. Implement the 2035 General Plan and the 2021-2029 Housing Element.
2. Ensure compliance with state and federal requirements.
3. Build upon the Interim Zoning Ordinance (IZO). Utilize lessons learned to strengthen, clarify, and expand the Comprehensive code.
4. Ensure that the code is clear, concise, intuitive, and easy to use by the community, businesses, and development partners.
5. Provide clear decision protocols and a streamlined review process.
6. Allow increased intensity of development and compact form while retaining the character and scale of the community's neighborhoods.
7. Facilitate increased housing opportunities and variety. Encourage Multi-family, Missing Middle, and Lifestyle Housing.
8. Address sustainability concerns including the heat island effect. Facilitate appropriate and increased tree planting and preservation.
9. Respect the existing community fabric and groundwork while reflecting current best practices in

evaluation of uses, activities, and development patterns.

10. Incorporate historic and downtown design requirements, thereby incorporating the Downtown Specific Plan into the code.
11. Address citywide and special case situations that occur repeatedly.
12. Provide clear standards and requirements, but incorporate flexibility in order to adapt to new or unusual circumstances.
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Generally, the public, residents, and prospective developers value three central qualities in any zoning code: 1) certainty in the requirements and structure of the review process, 2) built-in flexibility to adjust development standards to the needs of individual projects, and 3) opportunities to request relief from requirements that constitute a substantial burden.

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5. Continues to accommodate and incentivize food and agricultural industries where appropriate.
6. Updates and clarifies the non-conforming use standards.
7. Updates the allowed land use table to incentivize desired uses.
8. Updates standards that apply to all properties, such as fencing, outdoor storage, landscaping, parking, and lighting.
9. Provides design standards and criteria that apply to specific uses such as alcohol, auto services, bed and breakfast, bee keeping, emergency shelters, mobile vendors, and temporary uses, etc.
10. Identifies height, setbacks, coverage, and other development standards that apply to each district.
11. Revises sign standards to comply with legislative requirements to be content neutral.
12. Provides an Administration section that clearly describes and outlines all permit and entitlement review requirements.
13. Clarifies public notice procedures.
14. Clarifies roles and responsibilities for all recommending and approving bodies.
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Zoning and General Plan Map

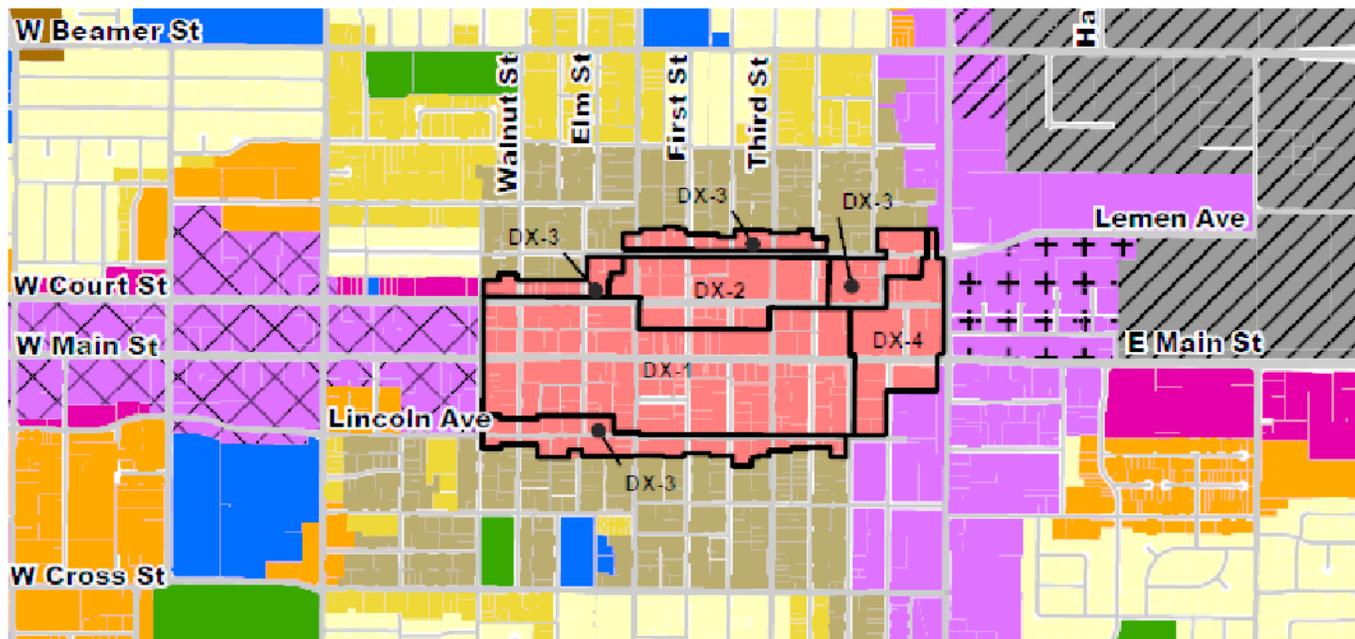
In addition to text amendments, there are suggested amendments to the Zoning Map. Some of the map changes identified will require amendment to the General Plan land use map as well. However, in several instances, the existing zoning provides a higher zone category than the General Plan and will remain at the higher zone category:

- Add back in areas of Low Medium Density (R-LM) and Medium Density (R-M) residential zones that were in place in the 2002 General Plan and as studied in the 2035 General Plan EIR. (GP and Zone change)
- Add some areas of Low Medium (R-LM) to Medium Residential (RM) where the area would

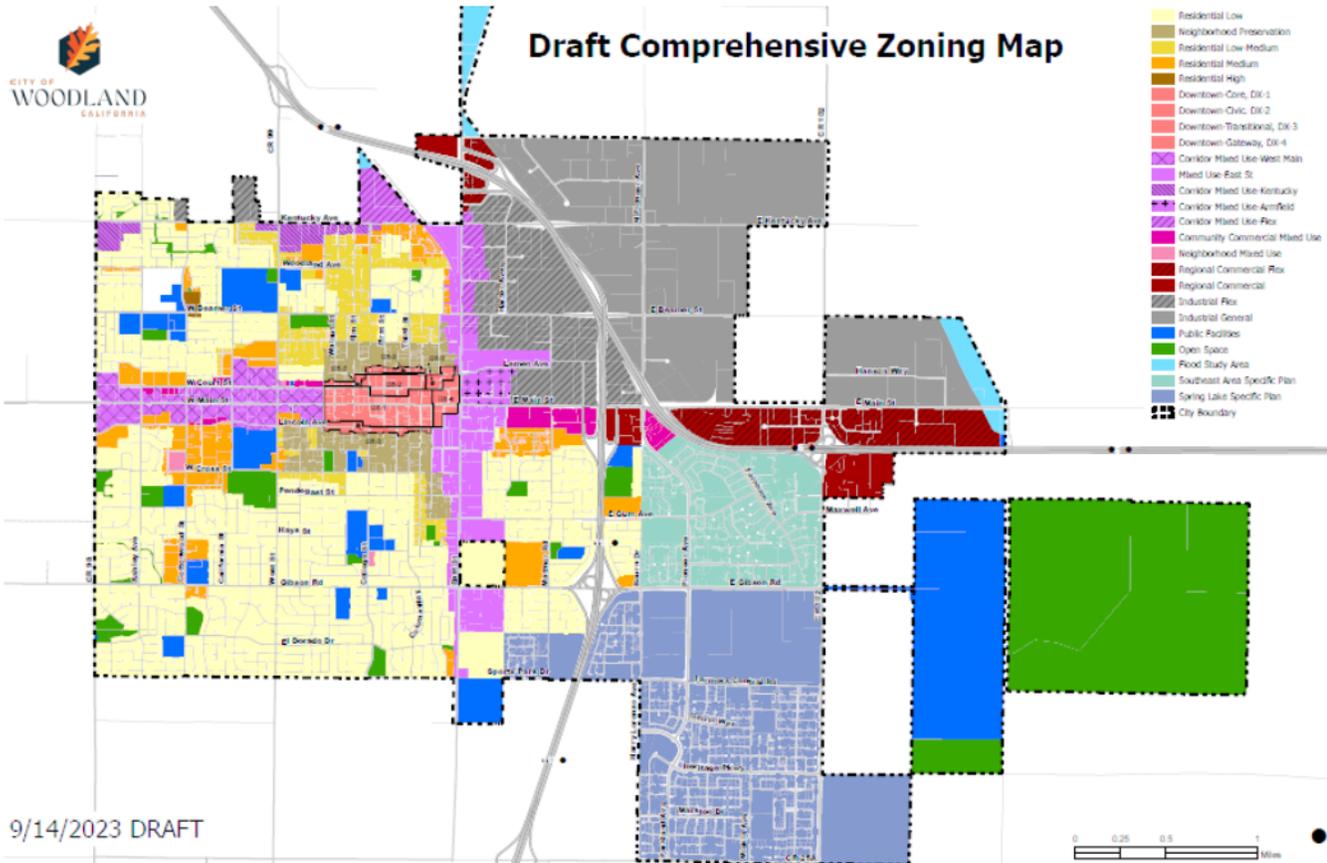
support such change, such as on major corridors or where existing development exceeds lower density.

- Replace Community Commercial (CC) sites along corridors with the Corridor Mixed Use (CMU) designation, thereby allowing a greater mix of uses including residential development. (GP and Zone change)
- Change Community Commercial (CC) to Community Commercial Mixed Use (CCMU) and allow residential development in the zone. (GP and Zone change)
- Revise the Light Industrial (IF) zone to the south side of the I5 freeway and add General Industrial (IG) north of the I5 freeway. (GP and Zone change)
- Identify a separate Corridor Mixed Use zone for the Armfield neighborhood (CMU-A). (Zone change)
- Update the Downtown districts by consolidating the existing five districts with subcategories into four clearly defined zones (DX-1 – 4). (Zone change)
- Modify the (Regional Commercial (RC) zone at the north end of East Street to Regional Commercial Flex (RCF) (Zone change)

A copy of the Draft Comprehensive Zoning Map is attached to the report as well as a second map which highlights areas where zone changes are proposed. Additional detailed information regarding the zone changes will be provided on the CZC web page and discussed in future workshops. Below are images from the CZC Zoning Map to illustrate the proposed zones. A third map is attached which illustrates areas on the General Plan map that will require amendment.



Draft Comprehensive Zoning Map



Code Framework

The draft Comprehensive Zoning code was developed over the past three plus years based on requirements of State law, review of best practices, and consideration of objectives for the code. The CZC has five divisions or sections as described below:

Format and Organization

- Division 1: General Provisions
- Division 2: Districts and Regulations
- Division 3: Citywide Standards
- Division 4: Administration and Procedures
- Division 5: Definitions of Terms and Uses

Division 1 – General Provisions:

This Division sets the underlying purpose and effect of the Zoning Code and outlines the authority for the Code and relationship to the General Plan. This Division includes a section that discusses rules for interpretation and rules of measurement. It also references and establishes the zoning map, other relevant maps, and districts.

Division 2 – Districts and Regulations

Division 2 identifies the purpose and applicability of each zone. The district provides the use regulations, development standards and supplemental regulations. This is where the objective standards for building and site design are provided.

Division 3 – Citywide Standards

Division 3 provides citywide standards in two sections, those that apply generally and also those that only apply to specific uses or specific activities.

- Chapter 17.64: General Site Standards. This chapter provides standards that apply generally to

all properties and include things like accessory structures, fences, landscaping, parking, lighting, screening, signs, performance standards, non-conforming provisions, and flood management provisions.

- Chapter 17.84: Standards for Specific Uses and Activities. This chapter applies to specific uses regardless of zone. Examples include accessory dwelling units, alcoholic beverage sales, automobile sales and service use, bed and breakfast, day care centers, mobile home parks/RV/Trailer Parks and manufactured homes, mobile vendors, emergency shelters, and temporary uses.

Division 4 – Administration and Procedures

Division 4 identifies all planning authorities and review purposes. It provides all of the common procedures that are required as part of any type of review for purposes of zoning. The division outlines all of the planning permits and approvals that are possible and establishes a new three-tiered Development Review process to replace the existing ZAP Tier 2 and Design Review processes. There are also procedures outlined for reviewing actions involving general plan or zoning amendments, establishment of specific plans or precise plans, as well as enforcement.

Division 5 – Definitions of Terms and Uses.

Division 5 provides a comprehensive set of definitions of the terms used in the code and also provides a definition for all permitted, conditionally permitted and in some cases non-permitted uses.

Code Highlights and Key Changes

The CZC has been re-written with each and every standard and requirement evaluated in view of best practices and through a frame of the City's development goals as identified in the General Plan, past experience, experience in implementing the Interim Zoning Ordinance, and desired economic development path. Development standards and design standards were assessed, taking into consideration limited resources, such as land and water, while also taking into account environmental and climate considerations, as well as housing and jobs, in order to allow for a resilient and prepared community to face 2050 and beyond. Below is a summary of some of the key highlights and changes in the CZC:

- Increase housing opportunities.
 - o Ensure consistency with the Housing Element regarding identified sites and densities.
 - o Add back in the Low Medium Zone to further facilitate missing middle housing. The 1996 and 2002 General Plans had a land use called Medium Low Density Residential (MLDR) with a density between Low and Medium zones. These areas are shown as a duplex zone (R2) on the existing zoning map. The General Plan EIR studied all of these areas as medium density, but they were approved as Low density in 2017.
 - o Ensure consistency between the General Plan and zoning. On some parcels the zoning shows multi-family (RM) where the General Plan shows low density residential (LD). Due to SB 330, sites may not be downzoned from how they were shown as of January 1, 2018.
 - o Transition the Community Commercial zone to a mixed-use zone (CCMU) which allows multi-family residential.
 - o Expand CMU zones along the West Main Street corridor.
- Incorporate historical standards and the updated Downtown zones as a new section in the code.
- Retained the Neighborhood Preservation (NP) zone.
- Add small lot subdivision development standards to provide flexibility for infill residential development.
- Provide allowance for limited retail uses in specific residential locations and situations
- Update building and site design standards for all zones
- Add a new chapter for screening and outdoor storage standards
- Update parking, lighting and landscaping sections.

- Increase development intensity standards for the Community Commercial Mixed Use (CCMU), Regional Commercial (RC), Regional Commercial Flex (RCF), Industrial Flex (IF) and Industrial General (IG) zones to allow appropriate intensity of development. Encourages more efficient use of limited land resources.
- Carry forward the standards of the General Plan Light Industrial Flex (LIF) Overlay into new base zone standards.

Community Outreach

All meetings will be recorded and posted on the Comprehensive Zoning Code web page to allow members of the public the ability to view all presentations and discussions. The city will offer a range of meeting types, from pre-recorded to virtual to in-person. In the past, the city has found that virtual meetings tend to be very well attended and provide an alternative option for the public to gain access to meetings. In-person meetings will be held at the City of Woodland Council Chambers, located at 300 First Street. More information regarding meeting times will be provided. Outreach will be conducted using notices in the newspaper, direct mailings, email to identified interested parties, and various forms of social media, including press releases, notices to list-serve groups, and posting on the city's web page.

Proposed Public Meeting Schedule:

Meetings may be subject to change, so please continue to check the CZC web site for up-to-date information.

- September 19, 2023 – Release of Draft Code and Information Update to City Council
- **September 21, 2023 – Release of Draft Code and Information Update to Planning**

Commission

- September 26, 2023 – Comprehensive Code Detailed Overview (Recorded and posted)
- October 5, 2023- Planning Commission meeting to review new standards and key discussion or decision points
- October 18, 2023 – Workshop to review commercial and mixed-use standards;
- October 19, 2023 – Planning Commission meeting to review regulations and standards related to housing development
- October 24, 2023 – Workshop to review industrial and new development standards (mid-day meeting); and
- October 25, 2023 – Workshop to review downtown and historical related development standards (morning meeting).
- November 7, 2023 – City Council meeting to review all comments and proposed changes.
- December 7, 2023 – Planning Commission hearing to review and provide a recommendation.
- December 19, 2023 – City Council adoption hearing.

The public review draft will be released for public review and comment from September 19, 2023 through October 27. After which all comments will be evaluated and suggested changes provided in an errata format to be presented to the City Council for final consideration before preparing a final draft for adoption. However, public comment may continue to be provided up until final adoption.

The city invites all interested residents to attend the scheduled community events and express opinions. Community members may also provide comments regarding the Comprehensive Zoning Code update to the following email:
compzoneupdate@cityofwoodland.org

The Zoning Code is considered a living document and represents the goals and policies of the General Plan as translated into regulatory requirements. It is anticipated that as the city begins to actively utilize the code, there may be fine tuning required moving forward.

Conclusion:

Staff recommends that the Planning Commission receive a presentation on the Public Review Draft of the Comprehensive Zoning Code and an outline of the public review process.

Prepared by: Cindy A. Norris, Principal Planner

Attachments:

1. CZC Cover and Table of Contents
2. CZC Division I-General Provisions
3. CZC Division II-Zone Regulations
4. CZC Division III-Citywide Standards
5. CZC Division IV-Administration & Procedures
6. CZC Division V-Definitions
7. Draft Comprehensive Zoning Code Map
8. Proposed Zone Changes on the Draft Comprehensive Zone Map
9. Zone Changes that Require a General Plan Amendment
10. Current Zoning Map with Proposed Zone Amendment Areas



GROWING STRONG

WOODLAND'S COMPREHENSIVE ZONING UPDATE

Proposed Zone and General Plan Map Changes

Table of Contents

- 1. Zoning Map Amendments – Background & Overview**
- 2. Proposed Map Changes – Zoning and General Plan**
- 3. Residential Changes**
- 4. Downtown Changes**
- 5. Corridor Mixed Use**
- 6. Commercial**
- 7. Industrial**
- 8. Next Steps & How to Get Involved**



1

Background and Overview



Zones and Zone Groups

Proposed Zones and correspondence to the General Plan Land Use:

Table 17.12.010-1: Zoning Districts			Implements the following General Plan Land Use:
Chapter	Zone Abbrev.	Zone Name	
Residential Zones			
Chapter 17.28	R-L	Residential Low	Low Density-Residential (1-8 du/ac)
Chapter 17.28	NP	Neighborhood Preservation	Low Density-Residential (1-8 du/ac)
Chapter 17.28	R-LM	Residential Low-Medium (New)	Medium-Low Density-Residential (5-15 du/ac)
Chapter 17.28	R-M	Residential Medium	Medium Density-Residential (8.1-19.9 du/ac)
Chapter 17.28	R-H	Residential High	High Density-Residential (20-40 du/ac)
Downtown Zones (New) Downtown zones added to the Code			
Chapter 17.32	DX-1	Downtown-Core	Downtown Mixed Use
Chapter 17.32	DX-2	Downtown-Civic	Downtown Mixed Use
Chapter 17.32	DX-3	Downtown-Transitional	Downtown Mixed Use
Chapter 17.32	DX-4	Downtown-Gateway	Downtown Mixed Use
Mixed-Use Zones			
Chapter 17.36	CMU-WM	Corridor Mixed Use - West Main	Corridor Mixed Use
Chapter 17.36	CMU-E	Corridor Mixed Use - East St	Corridor Mixed Use and Downtown Mixed Use
Chapter 17.36	CMU-K	Corridor Mixed Use - Kentucky Ave	Corridor Mixed Use
		Corridor Mixed Use - Armfield (New)	Corridor Mixed Use

Chapter	Zone Abbrev.	Zone Name	Implements the following General Plan Land Use:
Mixed-Use Zones			
Chapter 17.36	CMU-F	Corridor Mixed Use - Flex	Corridor Mixed Use with Light Industrial Flex Overlay
Chapter 17.36	CCMU	Community Commercial Mixed Use	Community Commercial
Chapter 17.36	NMU	Neighborhood Mixed Use	Neighborhood Commercial
Commercial Zones			
Chapter 17.40	RC-F	Regional Commercial Flex	Regional Commercial with Light Industrial Flex Overlay
Chapter 17.40	RC	Regional Commercial	Regional Commercial
Employment Zones			
Chapter 17.44	IF	Industrial Flex	Industrial with Light Industrial Flex Overlay
Chapter 17.44	IG	Industrial General	Industrial
Public and Open Space Zones (New)			
Chapter 17.48	PF	Public Facilities	Public/Quasi-Public
Chapter 17.48	OS	Open Space	Open Space
Chapter 17.48	FSA	Flood Study Area	Flood Study Area

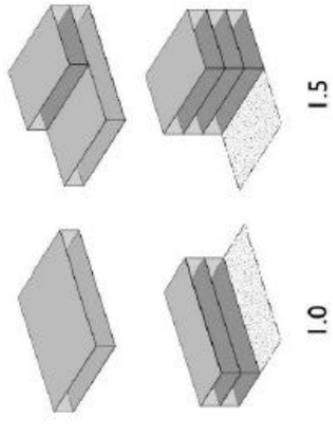
Density and Intensity

Density

- Residential based
- The ratio of Dwelling Units per gross acre.
- Gross density includes total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the ROW of existing and dedicated streets.
- Example, an 6,000 square foot lot in the R-LM with a maximum allowed density of 15 du/ac
 - 43,560 sq ft per acre
 - 6,000 sf = 0.137 acres
 - 15 x 0.137 = 2 dwelling units (du)

Intensity

- Non-Residential (Generally)
- Based on Floor Area Ratio
- Floor Area Ratio (FAR) is the ratio of the floor area of all principal and accessory buildings on a site to the site area.
- Example, if the floor area of all buildings is 20,000 and site area is 10,000, the FAR is 2:1 or 2.0



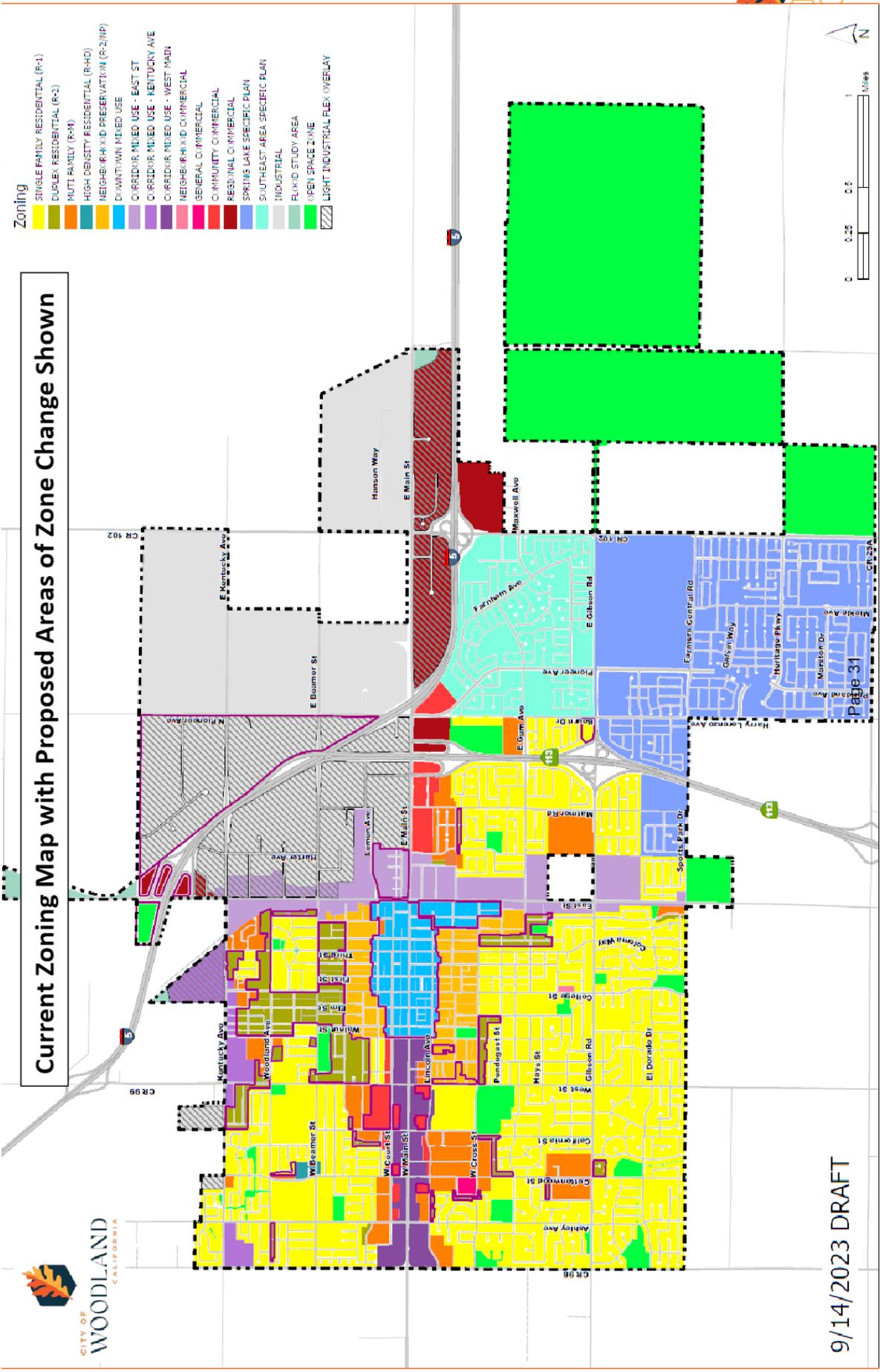
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Proposed Map Changes



Current Zoning Map with Proposed Areas of Zone Change Shown

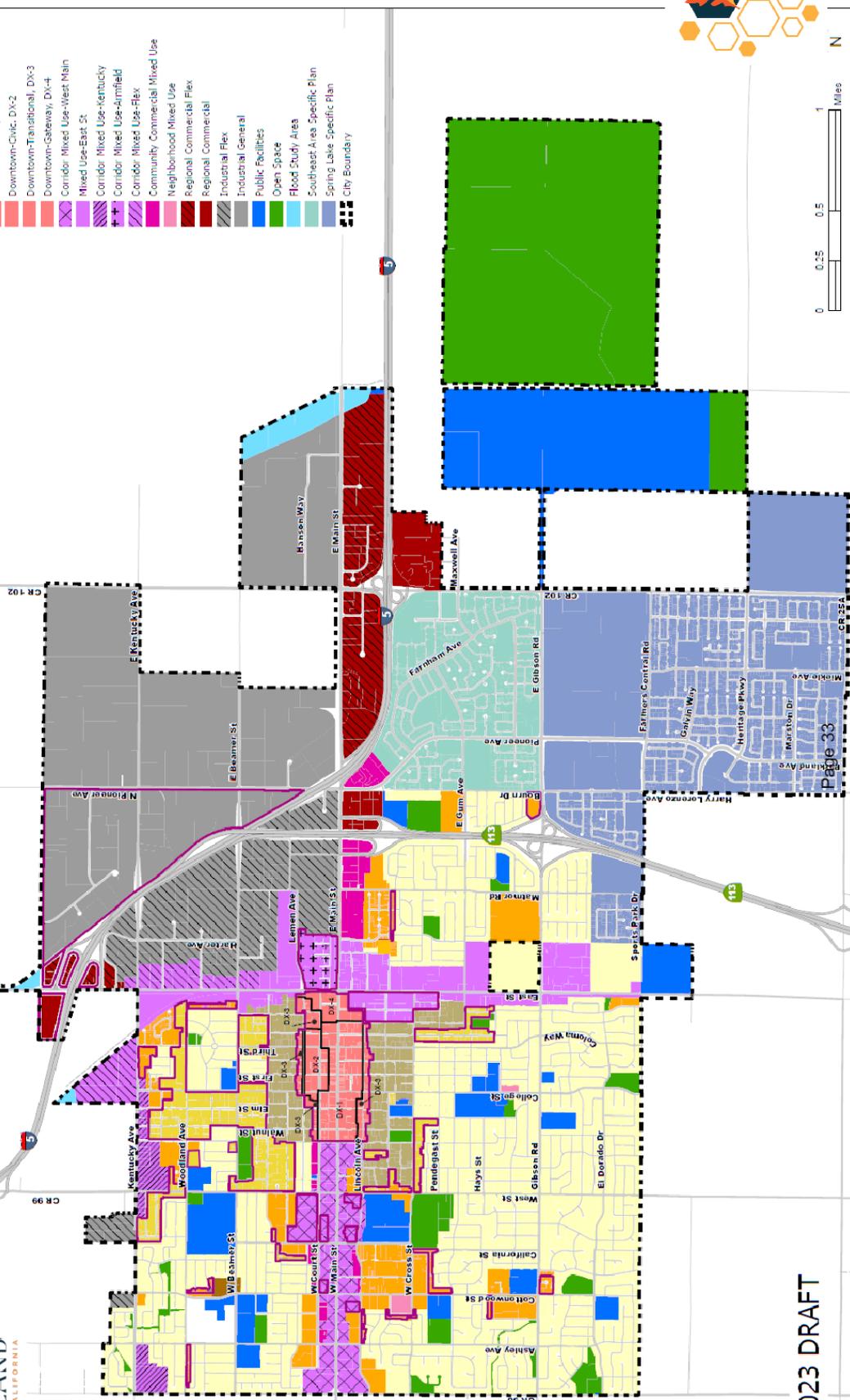
- Zoning**
- SINGLE FAMILY RESIDENTIAL (R-1)
 - DUPLEX RESIDENTIAL (R-2)
 - MULTI FAMILY (R-M)
 - HIGH DENSITY RESIDENTIAL (R-HD)
 - NEIGHBORHOOD PRESERVATION (R-2/NP)
 - DOWNTOWN MIXED USE
 - CORRIDOR MIXED USE - EAST ST
 - CORRIDOR MIXED USE - KENTUCKY AVE
 - CORRIDOR MIXED USE - WEST MAIN
 - NEIGHBORHOOD COMMERCIAL
 - GENERAL COMMERCIAL
 - COMMUNITY COMMERCIAL
 - REGIONAL COMMERCIAL
 - SPRING LAKE SPECIFIC PLAN
 - SOUTHEAST AREA SPECIFIC PLAN
 - INDUSTRIAL
 - FLEXIBLE STUDY AREA
 - OPEN SPACE ZONE
 - LIGHT INDUSTRIAL FLEX OVERLAY



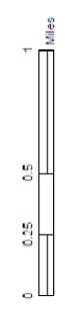


Proposed Comprehensive Zoning Map with Proposed Areas of Change Shown

- Residential Low
- Neighborhood Preservation
- Residential Low-Medium
- Residential Medium
- Residential High
- Downtown-Core, DX-1
- Downtown-Civic, DX-2
- Downtown-Transitional, DX-3
- Downtown-Gateway, DX-4
- Corridor Mixed Use--West Main
- Mixed Use-East St
- Corridor Mixed Use--Kentucky
- Corridor Mixed Use--Armfield
- Corridor Mixed Use-Flex
- Community Commercial Mixed Use
- Neighborhood Mixed Use
- Regional Commercial Flex
- Regional Commercial
- Industrial Flex
- Industrial General
- Public Facilities
- Open Space
- Flood Study Areas
- Southeast Area Specific Plan
- Spring Lake Specific Plan
- City Boundary



9/14/2023 DRAFT



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Current vs. Proposed Densities

Current Residential Zones

Single Family R-1 – 1-8 du/ac
Neighborhood Preservation NP – 1-8 du/ac
Duplex Residential R-2 – 1-8 du/ac
Multi Family RM – 8.1-19.9 du/ac
High Density Residential RH - 20-40 du/ac
Corridor Mixed Use CMU – 20-40 du/ac
Neighborhood Commercial NC – only on upper floors
Downtown – 40 du/ac assumed average



Proposed Residential Zones

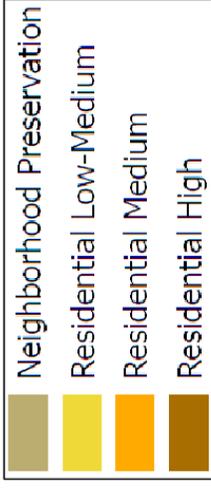
Residential Low RL – 1-8 du/ac
Neighborhood Preservation - NP – 1-8 du/ac
Residential Low Medium RLM – 5-15 du/ac
Residential Medium RM – 8.1-19.9 du/ac
Residential High RH - 20-40 du/ac
Corridor Mixed Use CMU – 20-40 du/ac
Community Commercial Mixed Use CCMU– 15-35 du/ac
Neighborhood Mixed Use NMU– Unclear – only allowed on upper floors
Downtown – 40 du/ac assumed average

3

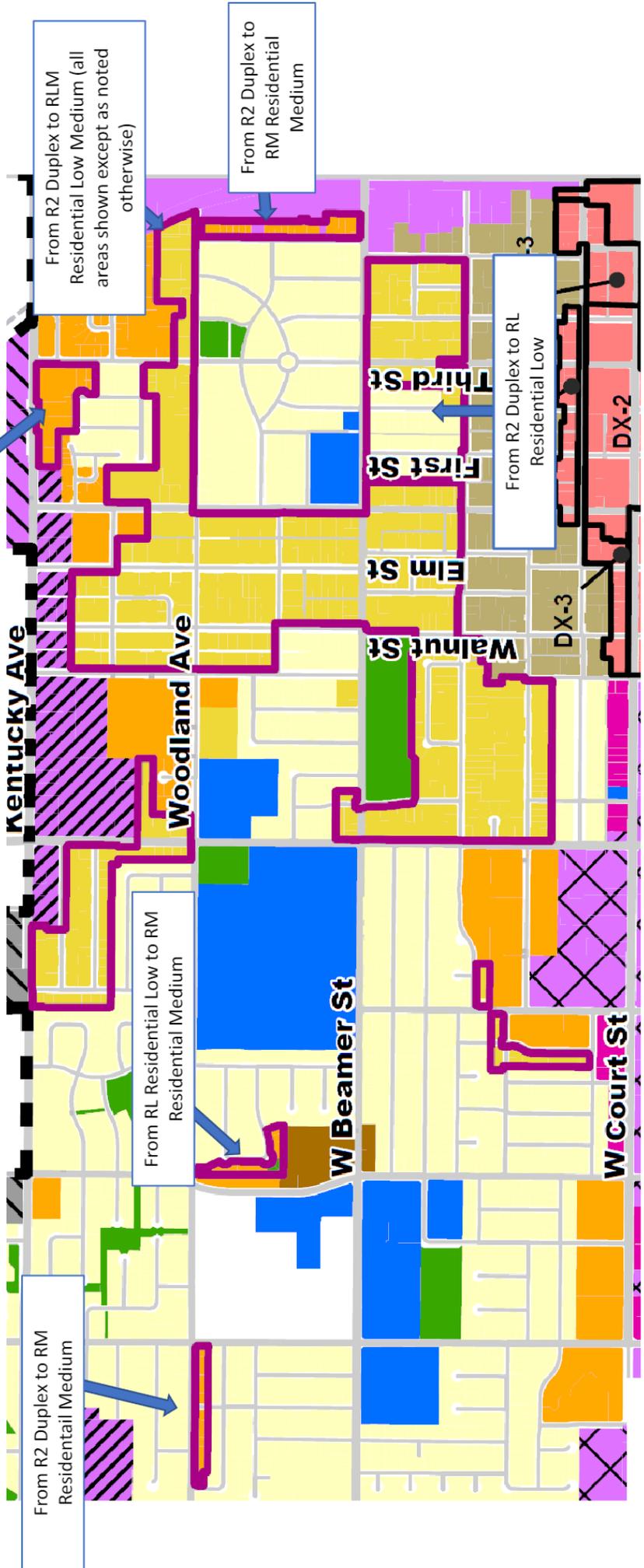
Residential Map Changes



**Proposed Areas of Residential Zone Change Shown
NW Area between Court St and Kentucky Avenue**

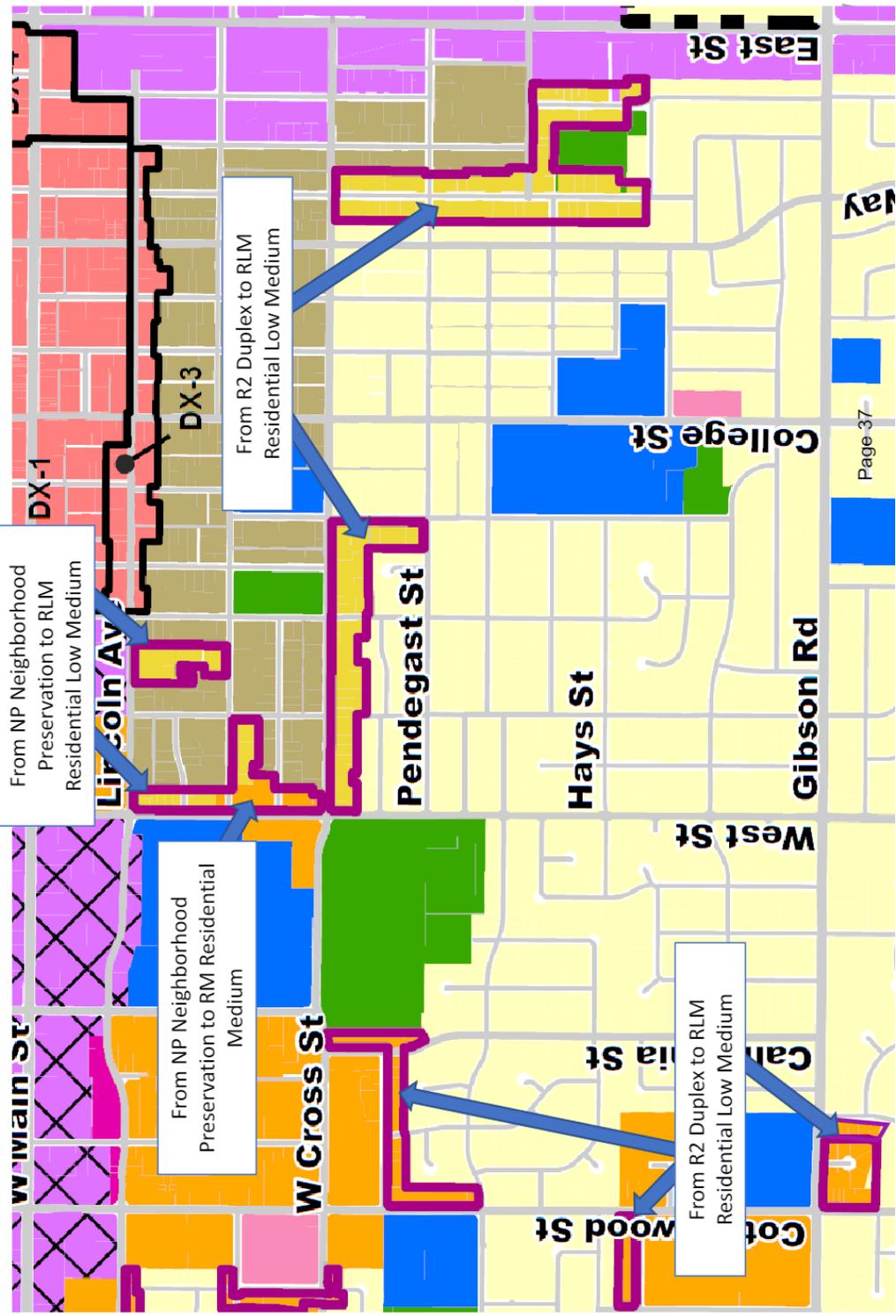


From R2 Duplex to RM Medium



**Proposed Areas of Residential Zone Change Shown
SW Area between Main St and Gibson Avenue**

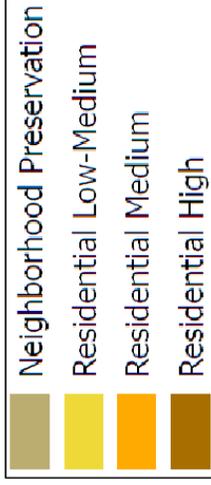
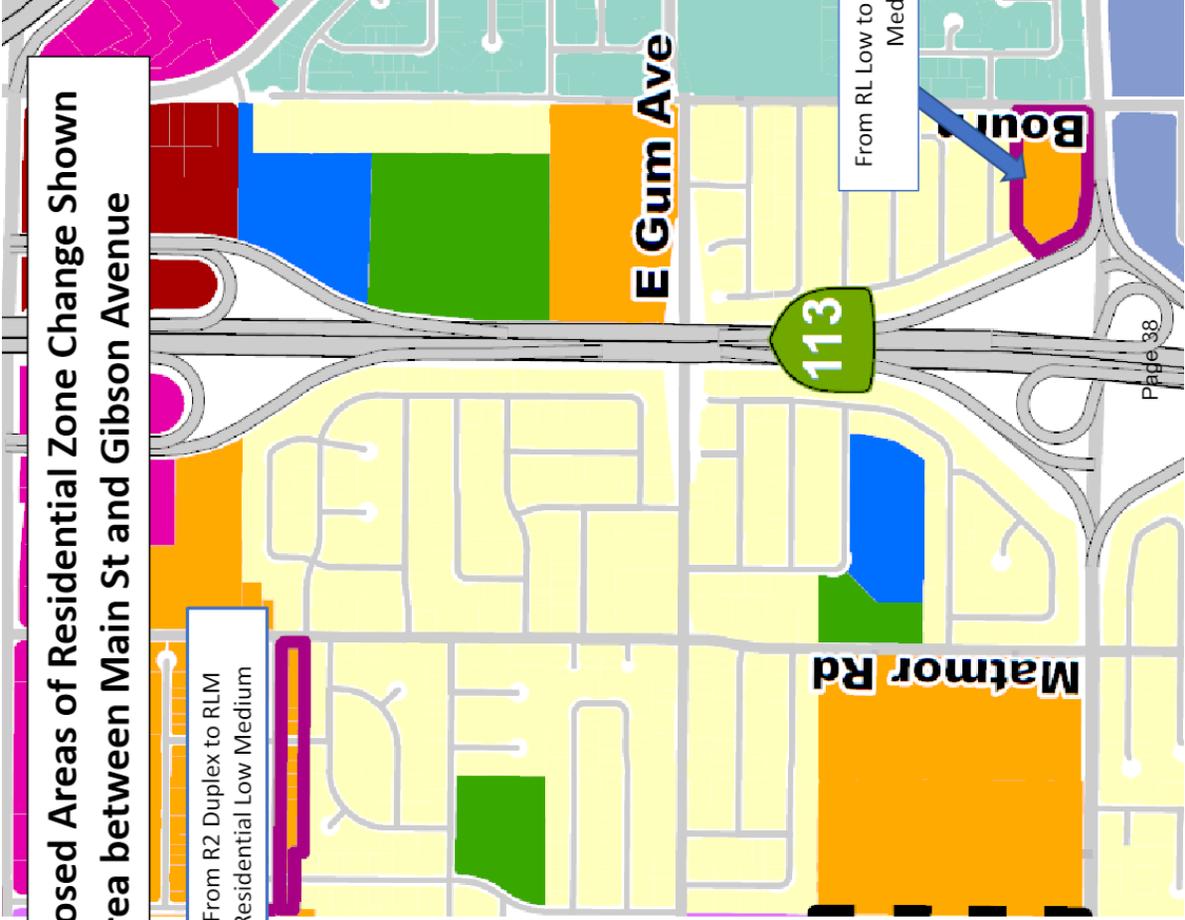
	Neighborhood Preservation
	Residential Low-Medium
	Residential Medium
	Residential High



**Proposed Areas of Residential Zone Change Shown
SE Area between Main St and Gibson Avenue**

From R2 Duplex to RLM
Residential Low Medium

From RL Low to RM Residential
Medium



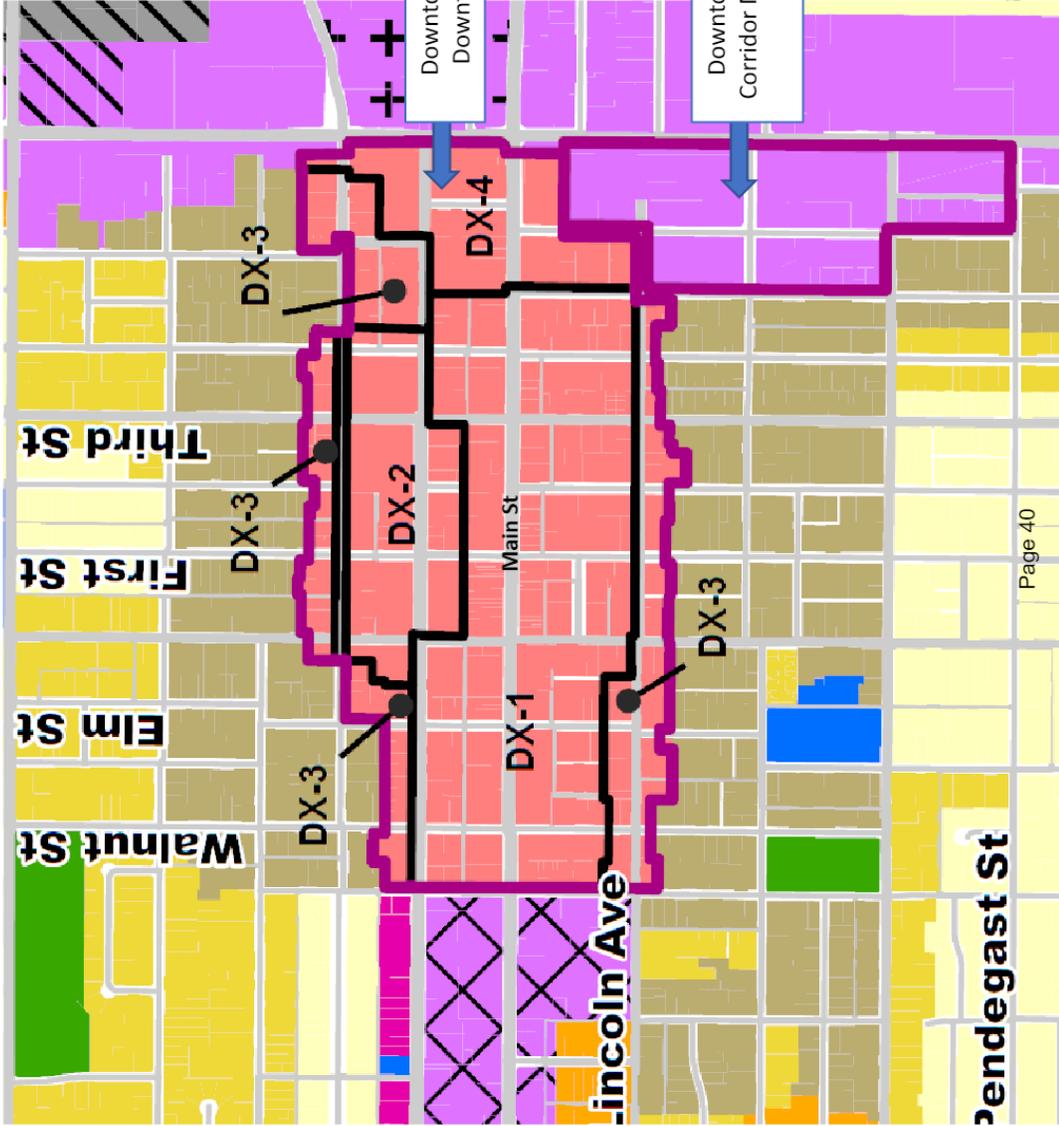
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Downtown Map Changes



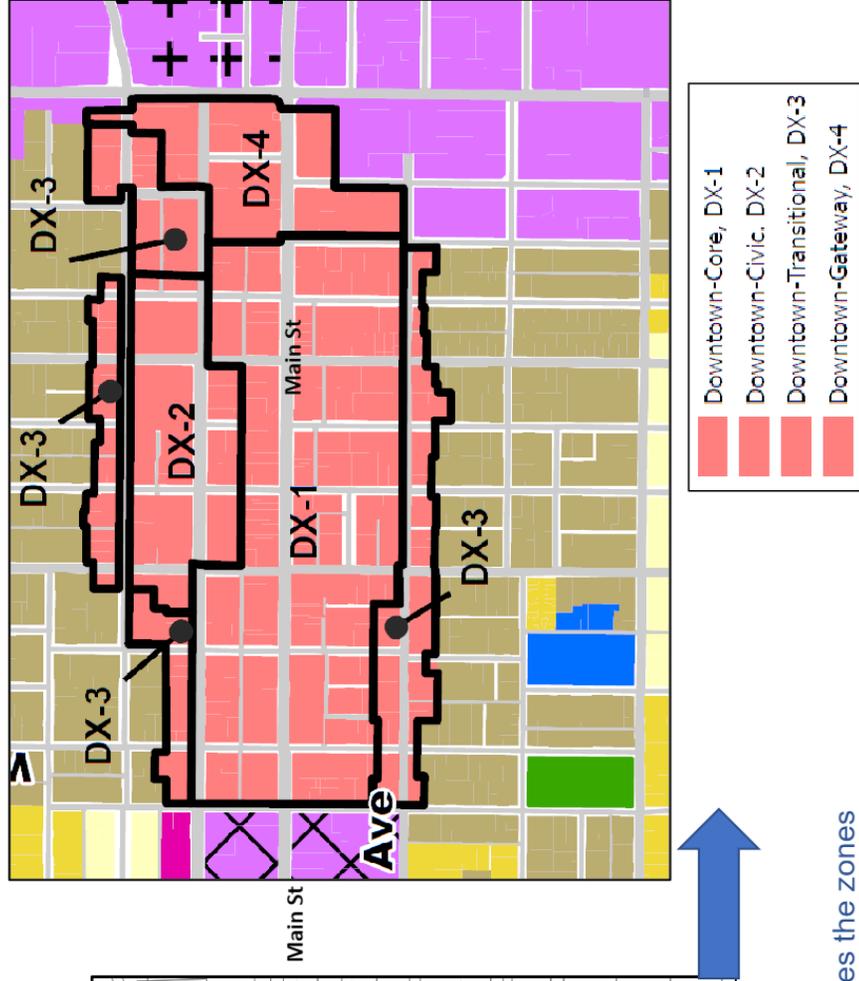
Proposed Zoning with Downtown Zones Shown

- Downtown-Core, DX-1
- Downtown-Civic, DX-2
- Downtown-Transitional, DX-3
- Downtown-Gateway, DX-4

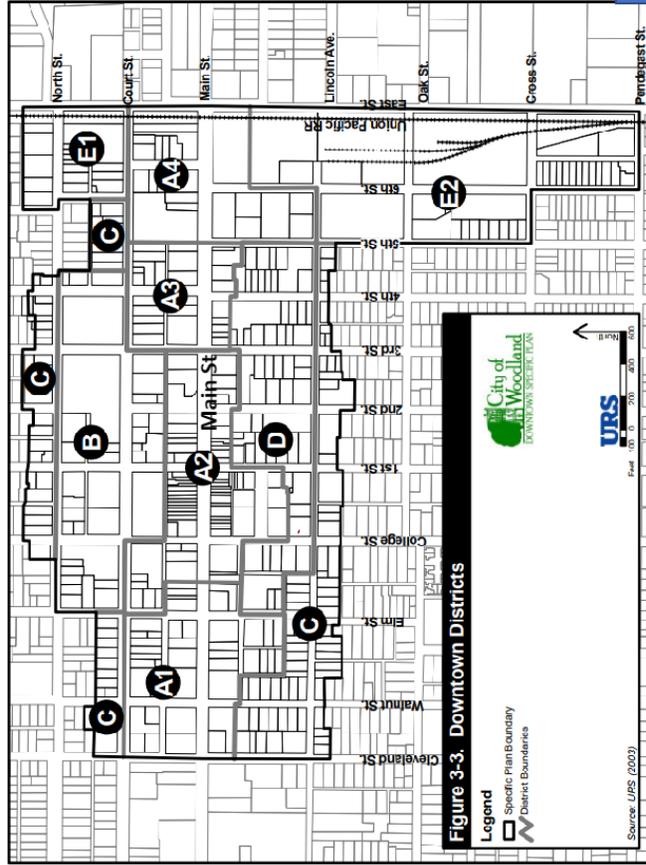


Downtown Zones

Proposed Downtown Zones



Downtown Specific Plan Districts



- A - Main Street
- B - Government Center
- C - Transitional District
- D - Mixed Use District
- E - Gateway District

- Simplifies the zones
- Based on the 2017 Synoptic Survey and on the ground review
- Reflective of current conditions



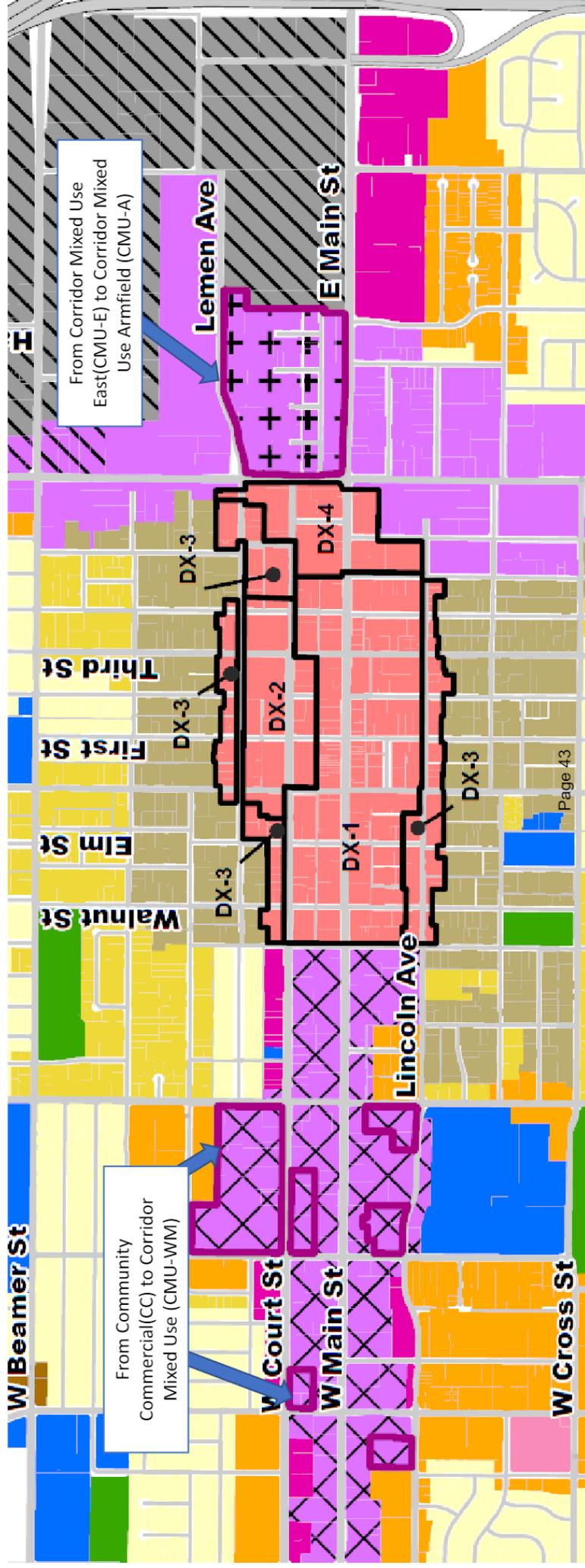


Corridor Mixed Use Map Changes



Proposed Corridor Mixed Use Zone Changes Shown

-  Corridor Mixed Use-West Main
-  Mixed Use-East St
-  Corridor Mixed Use-Kentucky
-  Corridor Mixed Use-Armfield
-  Corridor Mixed Use-Flex
-  Community Commercial Mixed Use

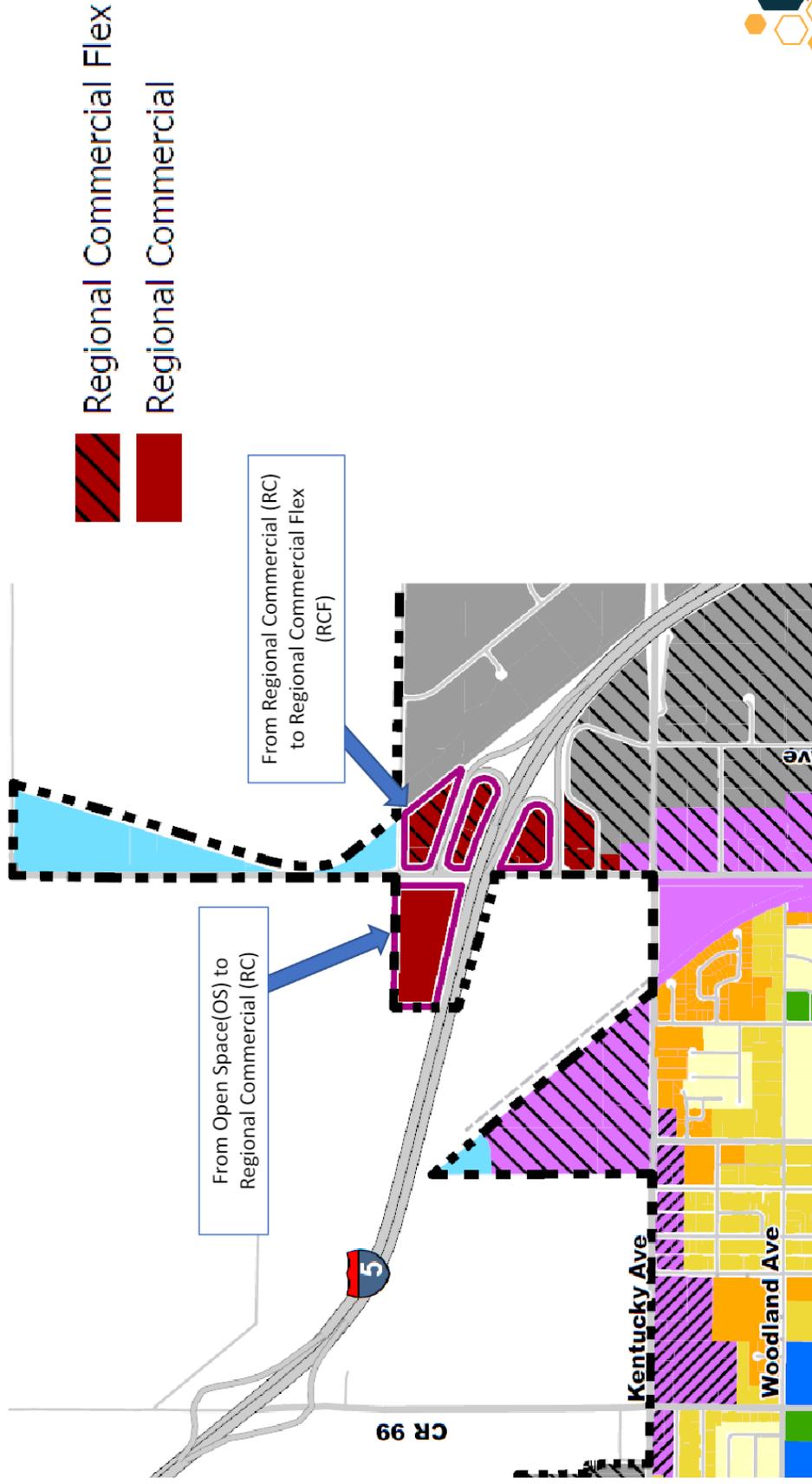


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Commercial Map Changes



Proposed Zoning with Regional Commercial Zones Shown

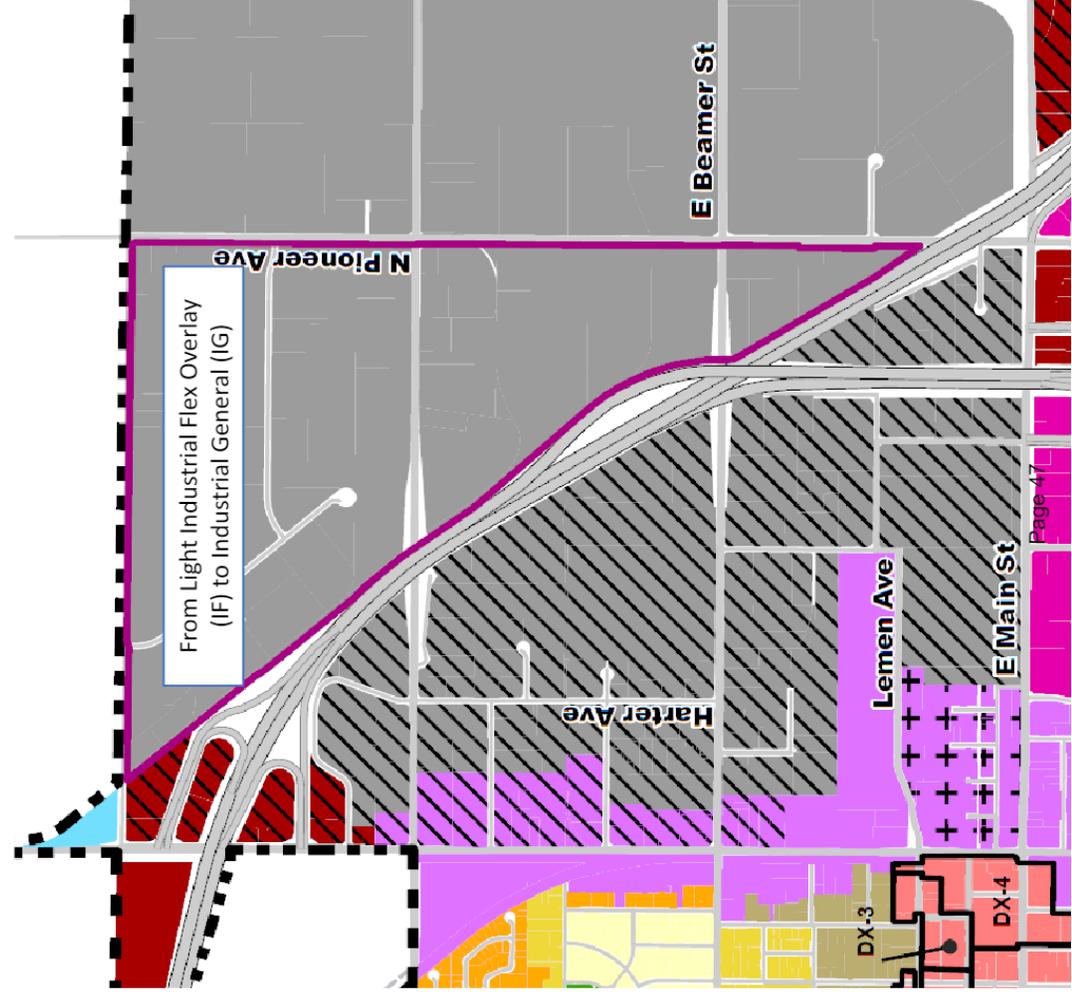




Industrial Map Changes



Proposed Zoning with Industrial Zones Shown



- Industrial Flex
- Industrial General



3

Next Steps – How to Get Involved



Next Steps

[Proposed Public Meeting Schedule:](#)

Meetings may be subject to change, so please continue to check the CZC web site for up-to-date information.

Please join the City of Woodland staff at one or more of the scheduled **workshops concerning the Public Review Draft Comprehensive Zoning Code Update** on the following dates:

- **Thursday, October 5 @ 6:30 PM** – Planning Commission Workshop
- **Wednesday, October 18 @6:00 PM** – Commercial and Mixed-Use focus
- **Thursday, October 19 @6:30 PM** – Planning Commission Workshop - Housing focus
- **Tuesday, October 24 @ 11:30 AM** – General and Industrial focus
- **Wednesday, October 25 @ 9:00 AM** – Downtown focus

All meetings will be held in the **City Council Chambers, 300 First Street, City Hall** and will be recorded and posted on the Comprehensive Zoning Code web page.



How to Get Involved

- Review the Comprehensive Zoning Code Web Page:
 - <https://cityofwoodland.org/1165/Comprehensive-Zoning-Update>
 - Or bit.ly/woodlandzoning
- Watch Recorded Meetings (All meetings recorded)
- Attend Meetings and Workshops
- Email comments and questions: comzoneupdate@cityofwoodland.org

Copies of the Code may be viewed at the following:

- *Community Development Department, Library, Community & Senior Center*
- *On-line on the Comprehensive Zoning Code Web page.*



Thank you!

