



GROWING STRONG

WOODLAND'S COMPREHENSIVE ZONING UPDATE

A Review of Division II – Zone Regulations

Zones, Uses, Development Standards, and Building and Site Design Standards

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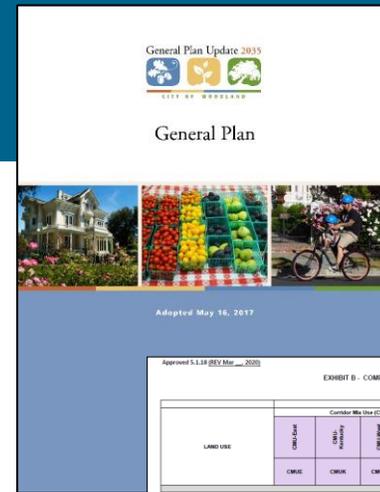


Process Overview,



Project Objectives

- **Implement** the City's General Plan policies
- **Reflect** community character
- **Respond** to economic realities and trends
- **Facilitate** reinvestment in the community and development of housing for all segments
- **Build on** Interim Zoning
- **Replace** the Downtown Specific Plan with a new Downtown section of the Zoning Code
- Create a **legally adequate** regulatory document
- Be **user-friendly** and all in one document
- Stay within **existing CEQA clearance**



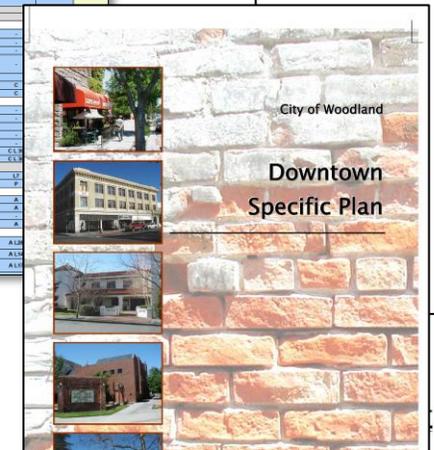
INTERIM ZONING ORDINANCE 2020 - ATTACHMENT A
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ADOPTED MARCH 1, 2020

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Approved 5.1.18 (REV. Mar. 2020)

EXHIBIT B - COMPREHENSIVE USE TABLE - SUMMARY OF ALLOWED LAND USES AND PERMIT REQUIREMENTS
Adopted May 1, 2019 (REV. March 2020) s. 2.17.20

LAND USE	Zoning District											
	Comdor Mix Use (CMI)				Commercial				Industrial			
	CMUC	CMUC	CMUM	CMULP	CC	RC	RCUP	ILUP	I	High-Density Residential	RR	
RESIDENTIAL												
Single Family												
One-Family	LF	LF			LF							
Two-Family	LF	LF			LF							
Duplex	LF	LF			LF							
Triplex	LF	LF			LF							
Fourplex	LF	LF			LF							
Multi-Family (2 units and over)	P	P,2	P	P,2								
Adult Family Day Care	P	A	P	A								
Small (20 clients or less)	P	A	P	A								
Large (21-50 clients)	P	A	P	A								
Family Day Care	P											
Small (up to 8 children)	P											
Large (7-19 children)	P											
Residential Care Facility (24 or more)	C	C,2	C									
General (20 or more clients)	C	C	C									
Specialized (20 or more clients)	P	P	P									
Supportive Housing (no more than 100)	L30	L2,L30	L30	L2,L30	L30	L30	L30	L30	L30	L30	L30	L30
Transitional Housing (temporary)	L30	L2,L30	L30	L2,L30	L30	L30	L30	L30	L30	L30	L30	L30
COMMERCIAL												
Local Business	P	P	P	P	P	P	P	P	P	P	P	P
Retail Sales and Services	P	P	P	P	P	P	P	P	P	P	P	P
Retail Sales (No Shop Supplies)	P	P	P	P	P	P	P	P	P	P	P	P
Retail Sales (Shop Supplies)	P	P	P	P	P	P	P	P	P	P	P	P
Professional Services	A	A	A	A	A	A	A	A	A	A	A	A
Automobile Sales and Services												
Facility	ALM	ALM	ALM		ALM	ALM	ALM	ALM	ALM	ALM	ALM	ALM
Automobile Rental Office	PLM	PLM	PLM		PLM	PLM	PLM	PLM	PLM	PLM	PLM	PLM
Auto/Vehicle Sales & Leasing, New and Used, and/or RV, motorhome	ALM, LTM	ALM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM



“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, an increase communal pride.”

City of Woodland
Downtown
Specific Plan
Community
Design
Standards

Adopted February 1998
Updated April 6, 2004

Prepared by:
Executive
Mayor &
City Attorneys &
The City of Woodland

Proposed Zoning

Division I: General Provisions

Division II: Zoning Regulations →

Division III: Citywide Standards

Division IV: Administration and Procedures

Division V: Definitions

- 17.24 Residential Zones
- 17.28 Downtown
- 17.32 Mixed-Use Zones
- 17.36 Commercial Zones
- 17.40 Employment Zones
- 17.44 Public and Open Space
- 17.48 Planned Development
- 17.52 Specific Plan Areas
- 17.56 Building and Site Design Standards
- 17.60 Reserved





Background and Zone Overview



Zones and Zone Groups

Proposed Zones and correspondence to the General Plan Land Use:

Table 17.12.010-1: Zoning Districts			
Chapter	Zone Abbrev.	Zone Name	Implements the following General Plan Land Use:
Residential Zones			
Chapter 17.28	R-L	Residential Low	<i>Low Density-Residential (1-8 du/ac)</i>
Chapter 17.28	NP	Neighborhood Preservation	<i>Low Density-Residential (1-8 du/ac)</i>
Chapter 17. 28	R-LM	Residential Low-Medium (New)	<i>Medium-Low Density-Residential (5-15 du/ac)</i>
Chapter 17. 28	R-M	Residential Medium	<i>Medium Density-Residential (8.1-19.9 du/ac)</i>
Chapter 17. 28	R-H	Residential High	<i>High Density-Residential (20-40 du/ac)</i>
Downtown Zones (New)		Downtown zones added to the Code	
Chapter 17.32	DX-1	Downtown-Core	<i>Downtown Mixed Use</i>
Chapter 17.32	DX-2	Downtown-Civic	<i>Downtown Mixed Use</i>
Chapter 17.32	DX-3	Downtown-Transitional	<i>Downtown Mixed Use</i>
Chapter 17.32	DX-4	Downtown-Gateway	<i>Downtown Mixed Use</i>
Mixed-Use Zones			
Chapter 17.36	CMU-WM	Corridor Mixed Use - West Main	<i>Corridor Mixed Use</i>
Chapter 17.36	CMU-E	Corridor Mixed Use – East St	<i>Corridor Mixed Use and Downtown Mixed Use</i>
Chapter 17.36	CMU-K	Corridor Mixed Use – Kentucky Ave	<i>Corridor Mixed Use</i>
		Corridor Mixed Use – Armfield (New)	<i>Corridor Mixed Use</i>

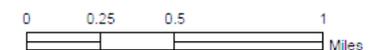
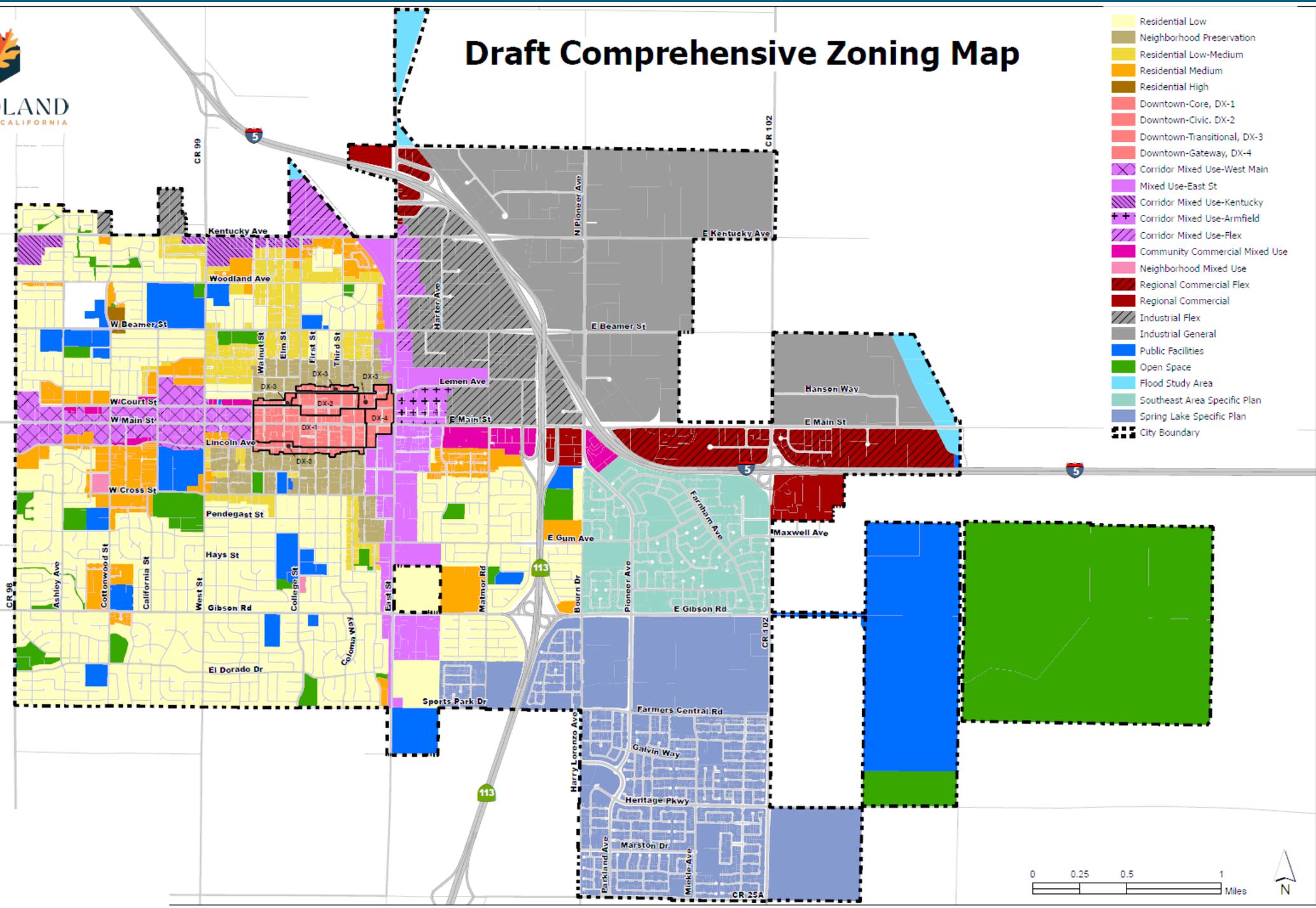
Chapter	Zone Abbrev.	Zone Name	Implements the following General Plan Land Use:
Mixed-Use Zones			
Chapter 17.36	CMU-F	Corridor Mixed Use – Flex	<i>Corridor Mixed Use with Light Industrial Flex Overlay</i>
Chapter 17.36	CCMU	Community Commercial Mixed Use	<i>Community Commercial</i>
Chapter 17.36	NMU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



CITY OF
WOODLAND
CALIFORNIA

Draft Comprehensive Zoning Map

- 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 Area
- Southeast Area Specific Plan
- Spring Lake Specific Plan
- City Boundary



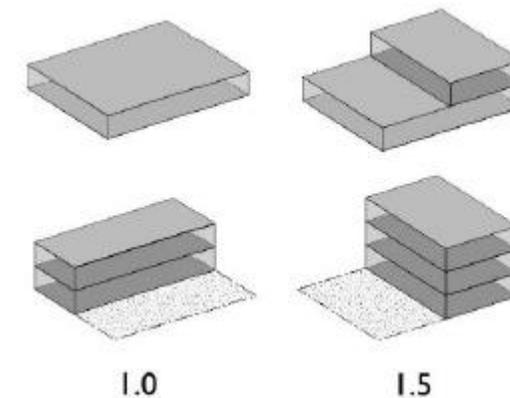
Density and Intensity

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
- $6,000 \text{ sf} = 0.137 \text{ acres}$
- $15 \times 0.137 = 2 \text{ dwelling units (du)}$

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



Division II: Zoning Regulations

For Each Zone Group:

- **Use Table**
- **Development Standards Table**
 - Density
 - FAR
 - Lot Coverage
 - Height
 - Setbacks
 - Required Open Space
- **References to other applicable standards**

17.24.020 Use Regulations

Table 17.24.020-1, Use Regulations – Residential Zones, lists the uses permitted, permitted with a staff-level Zoning Administrator Permit, and permitted with a Conditional Use Permit granted at a public hearing. The right-hand column provides references to other Sections of this Title where additional regulations are located. Refer to Division V, Chapter 17.144 for Definition of Uses.

Table 17.24.020-1: Use Regulations – Residential Zones						
Use Classification	R-L	N-P	R-LM	R-M	R-H	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP required); "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>						
Residential Uses						
Single-Family						
<i>Detached</i>	P	P	P	—	—	
<i>Attached</i>	P	P	P	—	—	
Duplex	P	P	P	—	—	
SB 9 Project	P	P	P	—	—	See Subdivision Ordinance and Section 17.84.380, Two-Unit Projects
Small Lot Subdivision	C	C	A	P	P	

17.28.030 Development Standards

Table 17.28.030-1, Development Standards – Downtown Zones establishes the development standards for the Downtown zones. Letters refer to subsections that directly follow the table.

Table 17.28.030-1: Development Standards – Downtown Zones				
Standard	DX-1	DX-2	DX-3	DX-4
Intensity and Lot Standards				
Density	Unlimited	Unlimited	Unlimited	Unlimited
FAR of Residential and Non-residential Combined	Min 1.0, Max. 4.0 (A)	Min 1.0, Max. 4.0 (A)	Min 1.0, Max. 4.0 (A)	Min 1.0, Max. 4.0 (A)
Max. Lot Coverage	100%	70%	60%	70%(B)
Building Form and Placement Standards				
Building Height				
<i>Principal Structure</i>	Min. 25 ft., Max. 65 ft. 50 ft. within	Max. 55 ft., 50 ft. within 50 ft. of DX.	Max. 40 ft.	Min. 25 ft., Max. 65

Division II: Use Tables

Master Use Table - Excerpt

"P" = Permitted; "A" = Zoning Administrator Permit; "C" = Conditional Use Permit

	Residential					Downtown				Mixed Use							Commercial		Employment		Public			
	R-L	N-P	R-LM	R-M	R-H	DX-1	DX-2	DX-3	DX-4	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	RC-F	RC	IF	IG	PF	OS	FSA	
Residential																								
Single Family																								
<i>Detached</i>	P	P	P	—	—	—	—	P	—	—	A	A ¹	A	—	—	—								
<i>Attached</i>	P	P	P	—	—	—	—	P	—	—	A	A ¹	A	—	—	—								
Duplex	P	P	P	—	—	—	—	P	—	—	A	—	A	—	—	—								
SB 9 Project	P	P	P	—	—																			
Small Lot Subdivision	C	C	A	P	P	A	A	A	—	P	P	A ¹	A	—	A ²									
Multi-Unit Dwelling	—	—	A	P	P	A ¹	A	A	A ¹	P	P	P ¹	P	—	P ²	P								
Accessory Dwelling Unit	See Section 17.84.030, Accessory Dwelling Units					See Section 17.84.030, Accessory Dwelling Units																		
Family Day Care																								
<i>Small</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	—	P	P								
<i>Large</i>	A	A	A	A	A	P ¹	C	A	P	P	A	—	A	—	—	—								
Live/Work	—	—	A	A	P	A ¹	P	P	A ¹	P ²	P	P ¹	A	A	A	P								
Manufactured Home	—	—	C	C	—																			
Manufactured Home Park										—	C	—	—	—	—	—								
Residential Care Facilities																								
<i>Small</i>	P	P	P	P	P	—	—	P	—	P	P	P	P	—	—	A								
<i>Large</i>	P	P	P	P	P	—	A ²	A	—	A	A	P	A	—	—	—								
Single Room Occupancy										—	C	—	—	C	—	—								
Supportive Housing	Subject only to those restrictions that apply to other residential uses of the same type in the same district																							
	Subject only to those restrictions that apply																							



Standards Review by Zone



Division II: Zoning Regulations - Residential

Table 17.24.050-1. Development Standards – Residential Zones					
Standard	R-L	N-P	R-LM	R-M	R-H
Density and Lot Standards					
Density (units/acre)	1- 8	1- 8	5-15	8.1-19.9	20-40
Lot Area (sq. ft.)					
Corner Lot	Min. 6,000				
Interior Lot	Min. 5,000	Min. 5,000	Min. 5,000		
Small Lot Subdivision	Min. 3,000	Min. 3,000	Min. 3,000	n/a	n/a
Lot Width (ft.)					
Corner Lot	Min. 60	Min. 60	Min. 60	n/a	n/a
Interior Lot	Min. 50	Min. 50	Min. 50	n/a	n/a
Small Lot Subdivision (see Section 17.56.040)	Min. 32	Min. 32	Min. 32	n/a	n/a
Max. Lot Coverage	50%	50%	60%	60%	70%



Division II: Zoning Regulations - Residential

Standard	R-L	N-P	R-LM	R-M	R-H
Building Form and Placement Standards					
Max. Building Height (ft.)	30	40	30	40; 30 within 40 feet of an R-L, N-P or R-LM zone	45; 30 within 40 ft of an R-L, N-P or R-LM zone
Min. Setbacks (ft.)					
<i>Front, Primary Structure</i>	20 (A)	20 (A)	20 (A)	15	15
<i>Front, Garage</i>	20	20	20	n/a	n/a
<i>Street Side</i>	15	15	10	10	10
<i>Interior Side</i>	5	5	5	5; 10 when abutting R-L or N-P	5, 10 when abutting R-L or N-P
<i>Rear</i>	20	20	20	10; 15 when abutting R-L or N-P	10; 15 when abutting R-L or N-P
<i>Alley</i>	4 (B)	4 (B)	4 (B)	4 (B)	4 (B)
<i>Small Lot Subdivision</i>	See Section 17.56.040				

A. Where a uniform setback which differs from the above standard exists on the block or cul-de-sac, the setback shall conform to the block's or cul-de-sac's established setback.

B. Setbacks facing alleys may be reduced to zero where determined by the Director to allow adequate maneuverability for emergency and waste vehicles and where no garage access is required.

Division II: Zoning Regulations - Residential

<i>Site and Open Space Standards</i>					
Max. Impervious/Paved Area	50% of required front and street side setbacks	50% of required front and street side setbacks	50% of required front and street side setbacks	n/a	n/a

Standard	R-L	N-P	R-LM	R-M	R-H
Min. Private Open Space	n/a	n/a	100 sq. ft. per unit	48 sq. ft. per unit	n/a
Min. Private Open Space Dimension	n/a	n/a	6 ft.	6 ft.	n/a
Min. Common Open Space	n/a	n/a	100 sq. ft. per unit	100 sq. ft. per unit	n/a
Private OR Common Open Space	n/a	n/a	n/a	n/a	48 sq. ft. per unit



Division II: Zoning Regulations - **Downtown**

Standard	DX-1	DX-2	DX-3	DX-4
Intensity and Lot Standards				
Density	Unlimited	Unlimited	Unlimited	Unlimited
FAR of Residential and Non-residential Combined	Min 1.0, Max. 4.0 (A)	Min 1.0, Max. 4.0 (A)	Min 1.0, Max. 4.0 (A)	Min 1.0, Max. 4.0 (A)
Max. Lot Coverage	100%	70%	60%	70%(B)
Building Form and Placement Standards				
Building Height				
<i>Principal Structure</i>	Min. 25 ft., Max. 65 ft., 50 ft. within 50 ft. of DX-3 zone	Max. 55 ft., 50 ft. within 50 ft. of DX-3 zone	Max. 40 ft.	Min. 25 ft., Max 65 ft.
<i>Min. Ground Floor Height, Floor to Ceiling</i>	12 ft.	10 ft.	10 ft.	12 ft.
<i>Min. Upper Floor Height, Floor to Ceiling</i>	9 ft.	9 ft.	9 ft.	9 ft.
Setbacks				
<i>Front and Street Side</i>	Min. 0, Max. 15 ft.; Max. 5 ft. if fronting Main Street (C)	Min. 0, Max. 20 ft.	Min. 8, Max.20 ft.	Min. 5, Max.15 ft. (C)

- A. Additional FAR may be granted for uses that offer community benefits. Eligible benefits include but are not limited to public open space beyond what is required, restoration or adaptive reuse of a historic structure, or the promotion of alternative modes of transportation. The additional development capacity and nature of community benefits may be determined through a Development Agreement, subject to Director discretion.
- B. In the Downtown Gateway DX-4 district, development approved as part of a master plan or precise plan, may allow for increase in lot coverage for one or more individual parcels if community serving features have been incorporated, such as a plaza, open space, or pass through to an interior courtyard.
- C. Building setback from Main Street may be increased to allow for outdoor dining, patio, or plaza space at the discretion of the Director or applicable Review Authority.

Division II: Zoning Regulations - Downtown

Standard	DX-1	DX-2	DX-3	DX-4
<i>Interior Side</i>	0 ft.; Min. 5 ft. adjacent to DX-3 or adjacent residential land use	5 ft.	5 ft.	0 ft.
<i>Rear</i>	Min. 0 ft.; Min. 10 ft. adjacent to DX-3 or any Residential zone	Min. 0 ft.; Min. 10 ft. adjacent to DX-3 or any Residential zone	Min. 10 ft.; 15 ft. if building is over 30' in height and adjacent to any Residential zone	Min. 0 ft.; Min. 30 ft. adjacent to railroad centerline
Open Space Standards				
Min. Private Open Space	n/a	48 sq. ft. per unit	48 sq. ft. per unit	n/a
Min. Private Open Space Dimension	n/a	6 ft.	6 ft.	n/a
Min. Common Open Space	0 sq. ft. if development fronts Main Street; 50 sq. ft. per unit if off Main Street	50 sq. ft. per unit	100 sq. ft. per unit	50 sq. ft. per unit



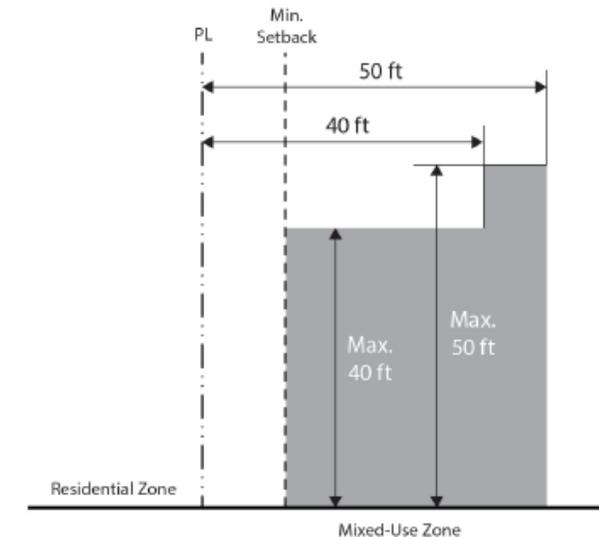
Division II: Zoning Regulations – Mixed Use

Standard	CMU-WM CMU-E, and CMU-F	CMU-A	CMU-K	CCMU	NMU
Intensity and Lot Standards					
Density (du/ac)	Min. 20, Max. 40	Min. 20, Max. 40	Min. 20, Max. 40	Min. 15, Max. 30	Min. 20, Max. 40
FAR of Residential and Non-residential Combined	0.25-2.0 for single use; 0.5-3.0 for residential mixed use (A)	0.25-2.0 for single use; 0.5-3.0 for residential mixed use (A)	0.25-2.0 for single use; 0.5-3.0 for residential mixed use (A)	0.15-0.7 for single use; 0.5-3.0 for residential mixed use (A)	0.15-0.5
Max. Lot Coverage	70%	70%	60%	60%	60%
Building Form and Placement Standards					
Building Height					
Max. Height	55 ft. (B)	45ft. (B)	55 ft. (B)	55 ft. (B)	45 ft.(B)
Min. Height on Corner Sites	Min. 2 stories required on all corner parcels	—	Min. 2 stories required on all corner parcels	—	—

A. Additional FAR. Additional FAR may be granted for uses that offer significant community benefits. Eligible benefits include but are not limited to the provision of public open space and the promotion of transit accessibility. The additional development capacity and nature of community benefits shall be determined through an Agreement between the City and Applicant.

B. Maximum Height Adjacent to Residential Zones. The maximum height within 40 feet of a Residential zone is limited to 40 feet. The maximum height within 50 feet of a Residential zone is 50 feet. If an adjacent residential use is 40 feet or taller, the maximum height requirement shall be that stated in Table 17.36.030-1 above.

Figure 17.32.030.B-1: Maximum Height Adjacent to Residential Zones



Division II: Zoning Regulations – Mixed Use

Standard	CMU-WM CMU-E, and CMU-F	CMU-A	CMU-K	CCMU	NMU
Minimum Setbacks					
<i>Front</i>	10 ft. (C)(D)	10ft. (C)(D)	10 ft. (C)(D)	15 ft. (C)(D)	20 ft.(D)
<i>Interior Side Setback</i>	0 ft.; where abutting a residential zone, minimum setback is that of the abutting residential zone			5 ft.	5 ft.
<i>Street Side Setback</i>	10 ft. (C)(D)	10 ft. (C)(D)	10 ft. (C)(D)	10 ft. (C)(D)	10 ft.(D)
<i>Rear Setback</i>	0 ft.; where abutting a residential zone, minimum setback is that of the abutting residential zone			10 ft.	10 ft.
Open Space Standards					
Min. Common or Private Open Space (Residential)	48 sq. ft. per unit	48 sq. ft. per unit	48sq. ft. per unit	48 sq. ft. per unit	48 sq. ft. per unit

C. Required Building Location. The following building location requirements apply in all CMU zones with the exception of the NMU zone:

1. Buildings shall be located within 10 feet of the minimum required front setback line for at least 40 percent of the linear street frontage.
2. Buildings shall be located within 10 feet of the required setback line within 30 feet of the street corner.
3. *Frontage Improvements.* The area between buildings and the property line shall be improved as part of a wider sidewalk, as outdoor dining/seating area, or with landscaping.

D. Front Setback Exception. Where 50 percent or more of the block is developed and has lesser setbacks, the setbacks shall be the average of the two nearest buildings on the same side of the street.

Division II: Zoning Regulations **Commercial**

Standard	RC-F	RC
Floor Area Ratio (FAR)	0.15 – 0.7 (A)	0.15 – 0.7 (A)
Lot Coverage	Max. 70%	Max. 70%
Building Height	Max. 65 ft. (B)	Max. 65 ft. (B)
Minimum Setbacks		
<i>Front</i>	15 ft. (C)	15 ft. (C)
<i>Street Side</i>	10 ft.	10 ft.
<i>Interior Side</i>	Min. 0 ft.; where abutting a residential zone, minimum setback is equal to that of the residential zone	
<i>Rear</i>	Min. 0 ft.; where abutting a residential zone, minimum setback is equal to that of the residential zone	
<i>Surface Parking, from any Street-Facing Property Line</i>	Min. 12 ft.	Min. 12 ft.
Common Usable Open Space for Employees	For employment uses over 50,000 sq ft, min. 5 sq. ft. per 1,000 sq. ft. up to 1,500 sq. ft. This space need not be publicly accessible.	

C. Front Setback Exception. Where 50 percent or more of the block is developed and has lesser setbacks, the setbacks shall be average of the two nearest buildings on the same side of the street.

A. Additional FAR. Additional FAR may be granted for uses that include an upper-story office, lodging or service use.

1. A total of 1.2 FAR may be achieved with a Tier 2 ZAP.
2. A total of 1.5 FAR may be achieved with a CUP.

B. Maximum Height Adjacent to Residential Zones. The maximum height within 40 feet of a Residential zone is limited to 40 feet. The maximum height within 50 feet of a Residential zone is 50 feet. If an adjacent residential use is 40 feet or taller, the maximum height requirement shall be that stated in Table 17.36.030-1 above.

Division II: Zoning Regulations Employment

Standard	IF	IG
Max. Lot Coverage (Percent)	70%	70%
Max. Building Height (feet)	55 ft. (A)	65 ft. (A)(B)
Min. Ground Floor Height, Finish Floor to Finish Floor (ft)	12	None
Minimum Setbacks		
<i>Front</i>	15 ft. (C)	20 ft. (C)
<i>Street Side</i>	15 ft.	20 ft.
<i>Interior Side</i>	5 ft.; 15 ft. abutting an R-L, N-P or R-LM zone	0 ft.
<i>Rear</i>	0 ft.; 10 ft. when abutting an R-L, N-P or R-LM zone	0 ft.
Common Usable Open Space	For employment uses over 50,000 sq ft, min. 5 sq. ft. per 1,000 sq. ft. up to 1,500 sq. ft. This space need not be publicly accessible.	

C. Front Setback Exception. Where 50 percent or more of the block is developed and has lesser setbacks, the setbacks shall be average of the two nearest buildings on the same side of the street.

A. Maximum Height Adjacent to Residential Zones. The maximum height within 40 feet of a Residential zone is limited to 40 feet. The maximum height within 50 feet of a Residential zone is 50 feet. If an adjacent residential use is 40 feet or taller, the maximum height requirement shall be that stated in Table 17.36.030-1 above.

B. Height Exceptions. Maximum height may be increased for agricultural related facilities such as grain siloes or towers. Other height exemptions may be granted through a CUP, unless otherwise permitted subject to Section 17.08.030 Rules of Measurement.



Building and Site Design Standards

(Objective Standards)



Division II: Zoning Regulations

17.56: Building and Site Design Standards **(New)**

17.56.010 General Design Standards

17.56.020 Single-Family and Duplex Design Standards

17.56.030 Multi-Unit Design Standards

17.56.040 Small Lot Subdivision Design Standards

17.56.050 Preservation/Restoration of and Additions to Historic Structures

17.56.060 New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones

17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

17.56.080 Public Facilities and Open Space Zones Design Standards



Division II: Zoning Regulations

17.56: Building and Site Design Standards

17.56.010 General Design Standards

17.56.020 Single-Family and Duplex Design Standards →

17.56.030 Multi-Unit Design Standards

17.56.040 Small Lot Subdivision Design Standards

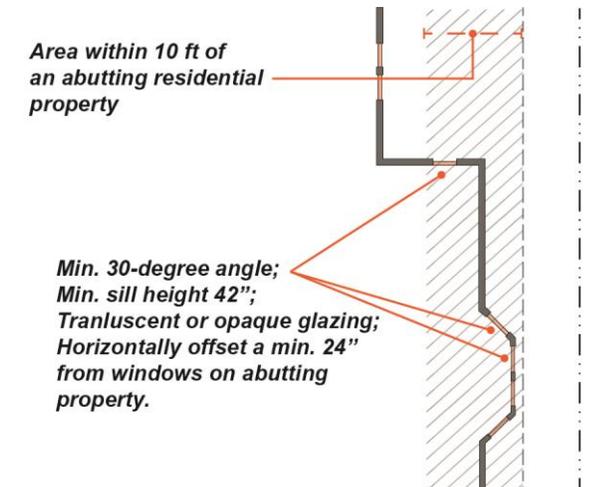
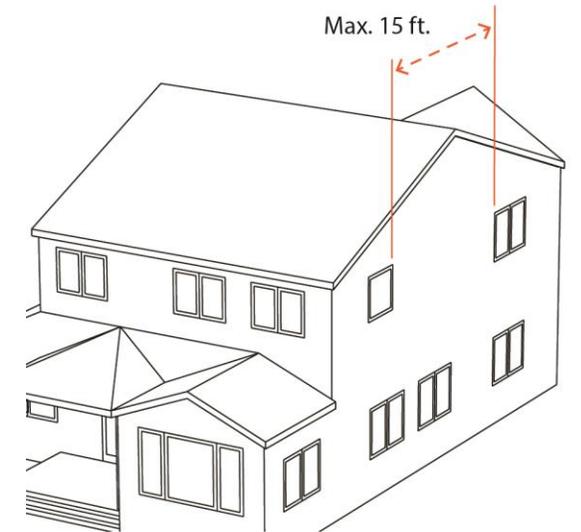
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17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

17.56.080 Public Facilities and Open Space Zones Design Standards

- Building Orientation
- Façade Articulation
- Architectural Diversity
- Roofline Design
- Entrance (projection or recess)
- Windows and Balconies
- Building Materials
- Garages
- Universal Design



Division II: Zoning Regulations

17.56: Building and Site Design Standards

17.56.010 General Design Standards

17.56.020 Single-Family and Duplex Design Standards

17.56.030 Multi-Unit Design Standards →

17.56.040 Small Lot Subdivision Design Standards

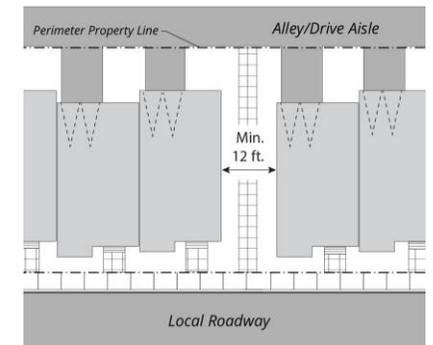
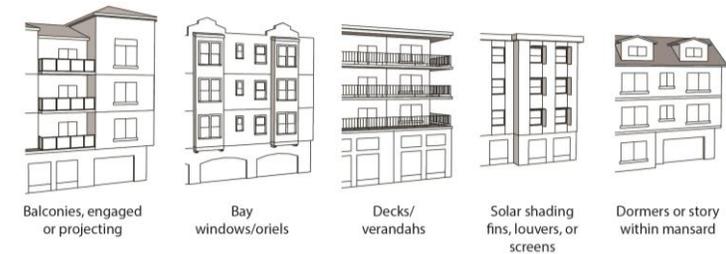
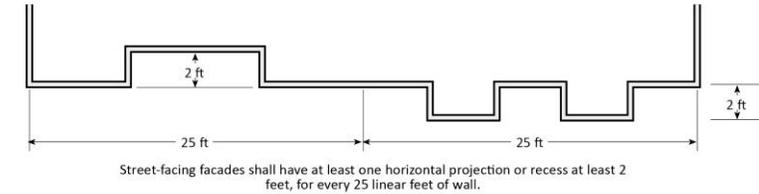
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17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

17.56.080 Public Facilities and Open Space Zones Design Standards

- Applicability (*multi-unit and mixed-use with at least 2/3 residential*)
- Building Orientation Design and Articulation
- Roofline
- Entrances
- Windows and Doors
- Privacy
- Building Color and Materials
- Open Space Design
- Pedestrian Circulation
- Affordable Unit Design
- Parking and Garage



The roof line for each elevation shall be offset at least 18 inches for each one to three units exposed on that elevation.

Division II: Zoning Regulations

17.56: Building and Site Design Standards

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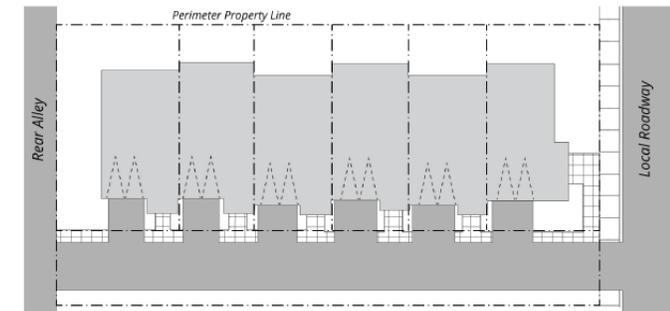
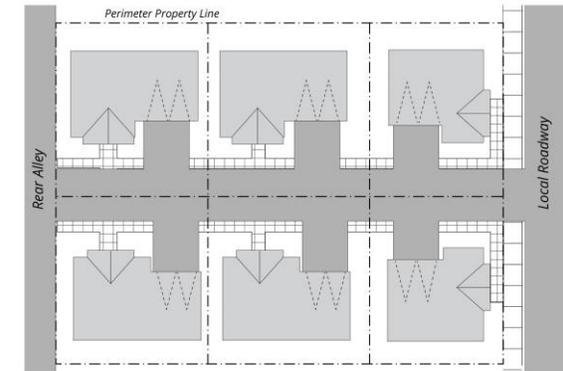
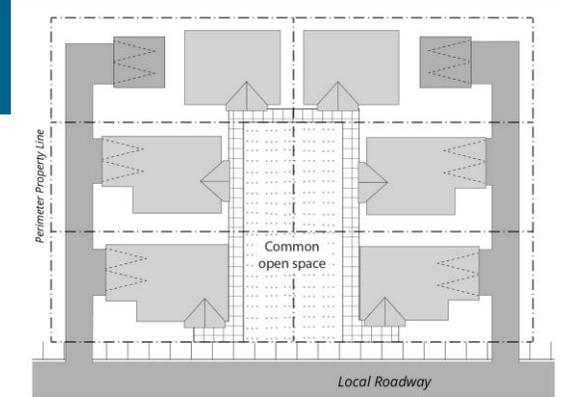
17.56.050 Preservation/Restoration of and Additions to Historic Structures

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17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

17.56.080 Public Facilities and Open Space Zones Design Standards

- Subdivision Required
- Small Lot Building Types
- Small Lot Setbacks
- Small Lot Entrances
- Small Lot parking and Access
- Small Lot Fencing and Landscaping
- Pedestrian Pathways
- Small Lot Private Open Space
- Roof Decks



Division II: Zoning Regulations

17.56: Building and Site Design Standards

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17.56.060 New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones

17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

17.56.080 Public Facilities and Open Space Zones Design Standards

- Applicability (*Designated Historic Resources*)
- Additions
- Restorations
- Architectural Features
- Windows
- Materials
- Awnings
- Building Code Requirements (*CA Historic Building Code*)
- Demolitions

Division II: Zoning Regulations

17.56: Building and Site Design Standards

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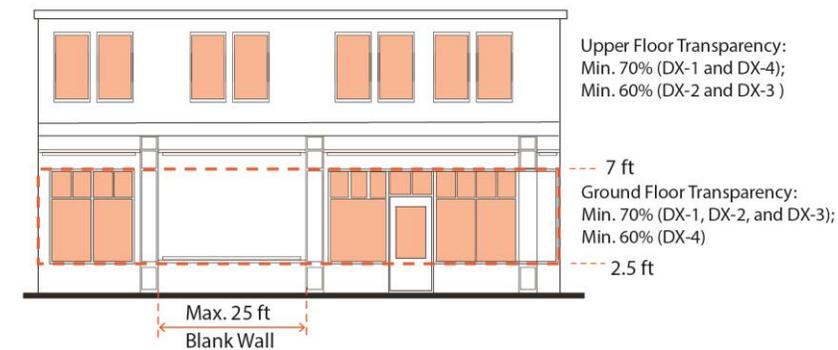
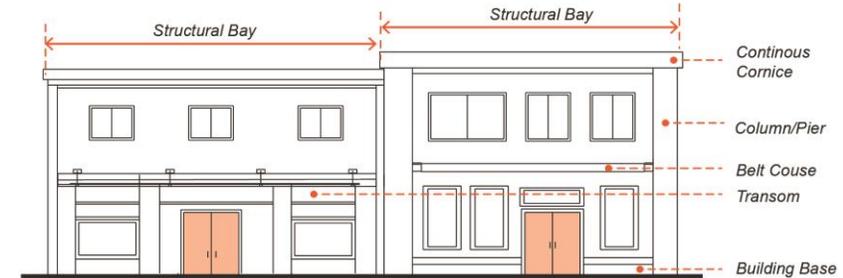
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17.56.060 New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones →

17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

17.56.080 Public Facilities and Open Space Zones Design Standards

- Applicability (*all Downtown zones*)
- Orientation
- Façade Design
- Corner Treatment
- Entrances
- Roofs
- Transparency
- Blank Walls
- Exterior Materials
- Awnings and Canopies



Division II: Zoning Regulations

17.56: Building and Site Design Standards

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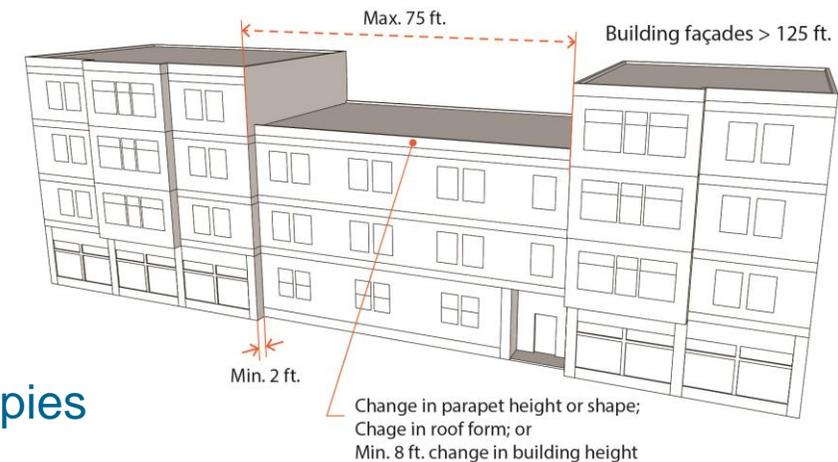
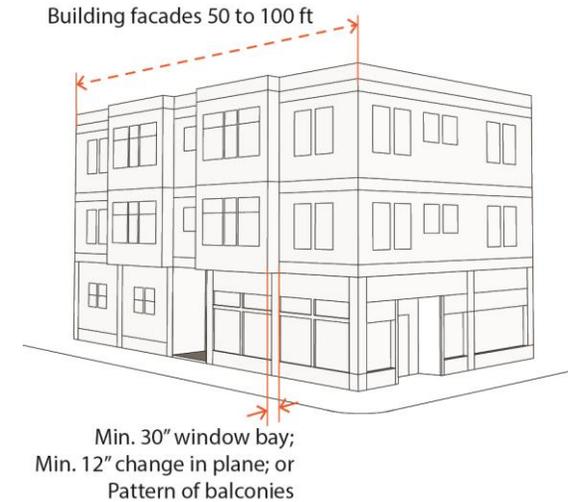
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17.56.060 New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones

17.56.070 Mixed Use, Commercial and Employment Zones Design Standards →

17.56.080 Public Facilities and Open Space Zones Design Standards

- Applicability (*all commercial, mixed-use and employment zones, excluding mixed-use projects that are 2/3 residential*)
- Orientation
- Façade Design
- Corner Treatment
- Entrances
- Roofs
- Transparency
- Blank Walls
- Exterior Materials
- Awnings and Canopies



Division II: Zoning Regulations

17.56: Building and Site Design Standards

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17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

17.56.080 Public Facilities and Open Space Zones Design Standards →

- General compatibility required
- Linkages between open spaces
- Screening of storage and equipment

5

Admin & Review Procedures Overview



Division IV: Admin. & Procedures

- 17.92 Planning Authorities**
- 17.96 Common Procedures**
- 17.100 Planning Permits and Approvals**
- 17.104 Amendments to the General Plan**
- 17.108 Amendments to the Zoning Map and Text**
- 17.112 Planned Development (PD)**
- 17.116 Precise Plans**
- 17.120 Specific Plans**
- 17.124 Reserved**
- 17.128 Enforcement**
- 17.132 Reserved**

Table 17.100.020-1: Planning Processes/Permits and Review Authority

Permit Type	Advisory Body	Review Authority	Appeal Authority	Public Notice	Hearing
Administrative (Ministerial) Actions					
Determination of Public Convenience or Necessity (PCN)	Staff	Director ¹	Planning Commission	No	No
Zoning Clearance	Staff	Director	Planning Commission	No	No
Interpretations/Zoning inquiry/ Determinations	Staff	Director	Planning Commission	No	If referral
Pre-Application Review	Staff	n/a	n/a	No	No
Temporary Use Permit	Staff	Director	Planning Commission	No	If CEQA required or referral
Development Review Tier 1: Minor	Staff	Director	Planning Commission	No	No
Development Review			Planning		

New permits:

- **Zoning Clearance** (Director approval, PC appeal)
- **Development Review Tier 1** (Director approval, PC appeal)
- **Development Review Tier 2** (Director approval, PC appeal)
- **Development Review Tier 3** (PC approval, Council appeal)
- **Minor Modification** (Director approval, PC appeal)
- **Development Agreements** (Council approval, court appeal)

6

Project Review Example



Project Review Example

Example:

- **A proposed 4 unit subdivision of attached for sale units in the Residential Low Medium Zone (R-LM allows 5 - 15 du/ac)**
 - Lot size - 12,000 gross square feet = (0.275 acre)
 - Resulting Density is 15 du/ac (Maximum allowed in the Zone)
- **A small lot subdivision development** – Requires a Zoning Administrator (ZAP) Entitlement Review (Discretionary)
 - Requires notification to adjacent properties and a 10-day comment period
 - Requires a Parcel Map – *Proposed amendment to Subdivision Ordinance to eliminate need for PC review.*
- **Pre-application review**
- **Applicant submits formal application and pays fees**
 - Staff review of Development Standards (density, coverage, setbacks, height, etc. as well as infrastructure requirements if needed)
 - Staff review of Building and Site Design Standards (Objective Design Standards)
 - If exception from standards is required will be addressed with the ZAP if minor, otherwise may require a Variance or Planned Development
- **Project approval by Zoning Administrator** – approval includes conditions of approval
- Applicant can then submit updated plans to the Building Department for review of all construction related requirements.
- Issuance of Building Permits (requires approval by all development review departments for consistency with entitlement approval and conditions and payment of Building Fees)
- Applicant may begin construction.
- Multiple on-site inspections required prior to final approval.
- Certificate of Occupancy

5

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.



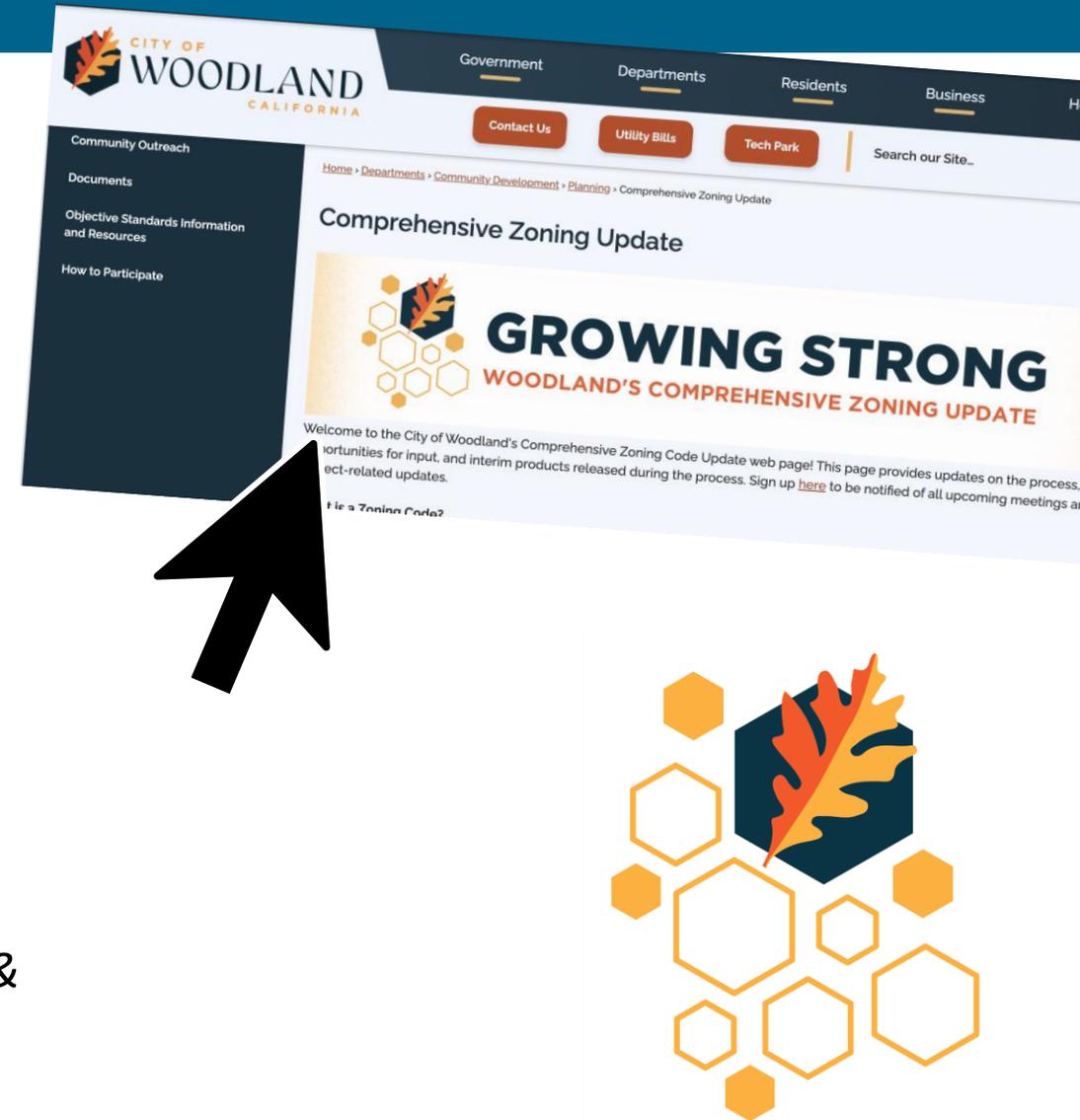
How to Get Involved

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

