



# 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	
<b>Residential Zones</b>			
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)
<b>Downtown Zones (New)</b> <span style="color: red;">Downtown zones added to the Code</span>			
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
<b>Mixed-Use Zones</b>			
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:
<b>Mixed-Use Zones</b>			
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
<b>Commercial Zones</b>			
Chapter 17.40	RC-F	Regional Commercial Flex	Regional Commercial with Light Industrial Flex Overlay
Chapter 17.40	RC	Regional Commercial	Regional Commercial
<b>Employment Zones</b>			
Chapter 17.44	IF	Industrial Flex	Industrial with Light Industrial Flex Overlay
Chapter 17.44	IG	Industrial General	Industrial
<b>Public and Open Space Zones (New)</b>			
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

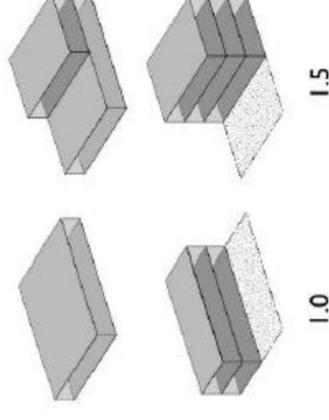
# Density and Intensity

## 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

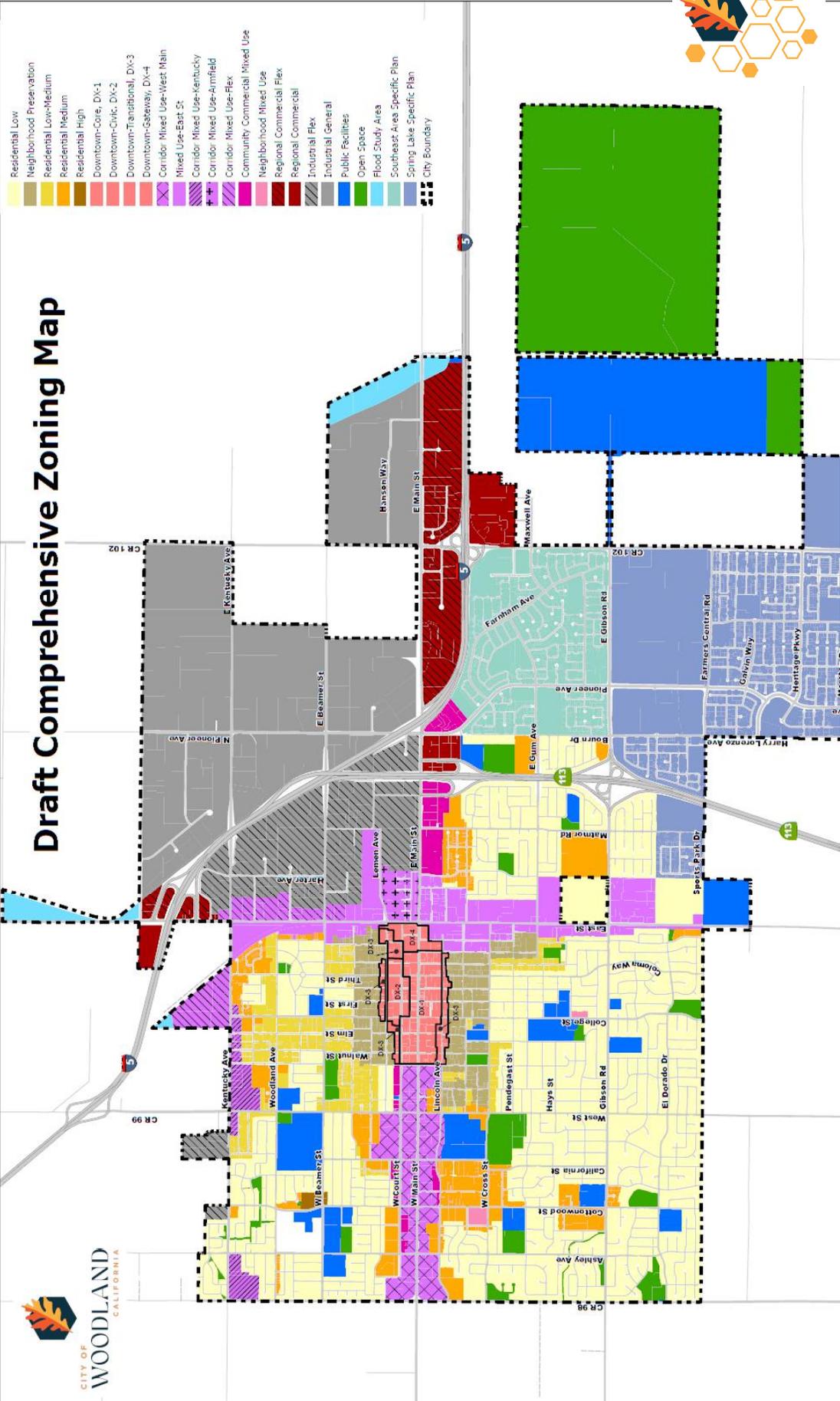


# 2

# Proposed Map Changes



# Draft Comprehensive Zoning Map



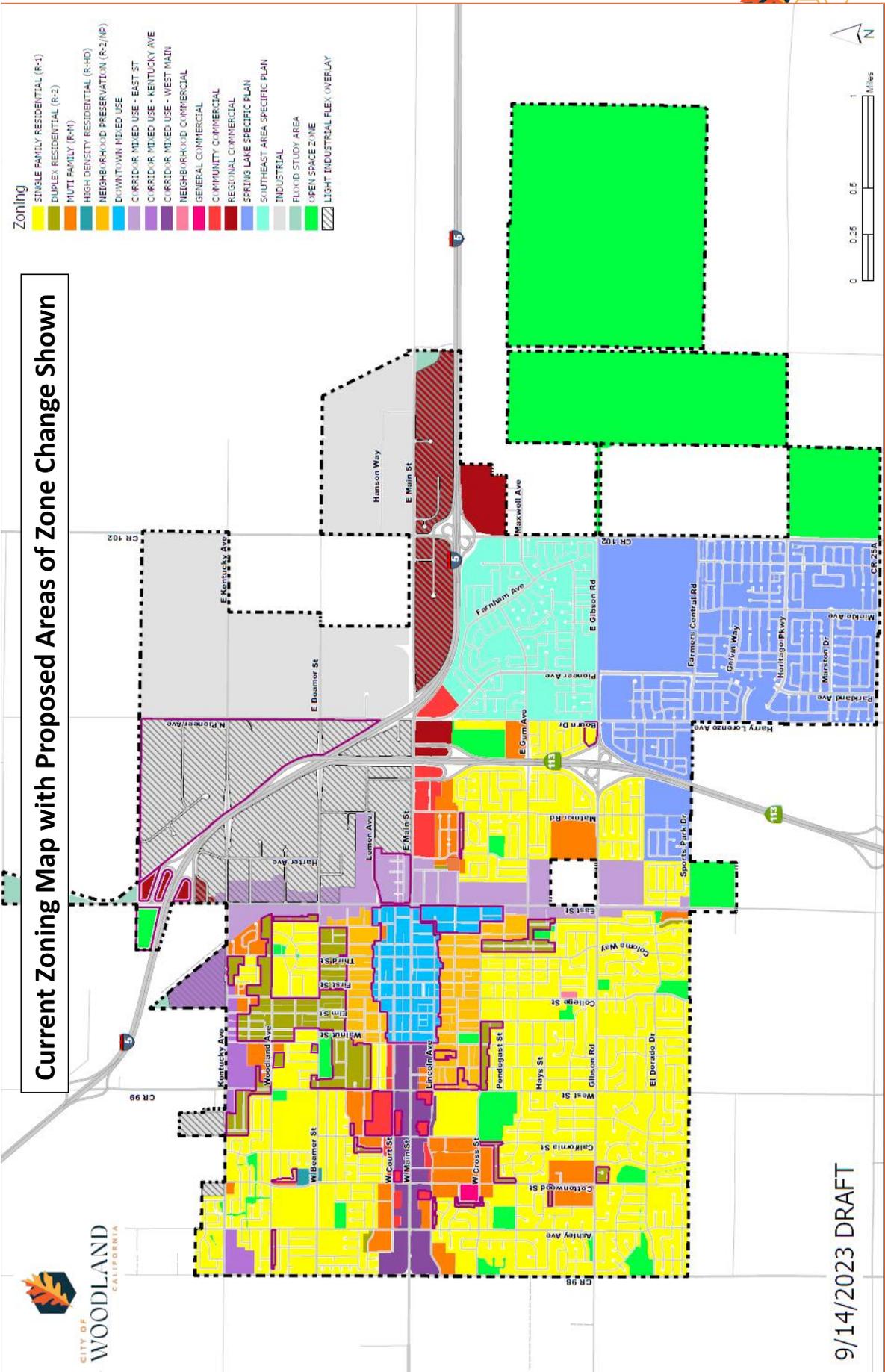
- Residential Low
- Neighborhood Preservation
- Residential Low-Medium
- Residential Medium
- Residential High
- Downtown-Core, DX-1
- Downtown-Civic, DX-2
- Downtown-Traditional, DX-3
- Downtown-Gateway, DX-4
- Corridor Mixed Use-West Main
- Mixed Use-East St
- Corridor Mixed Use-Kentucky
- Corridor Mixed Use-Airfield
- 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





# 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
  - FLOOD STUDY AREA
  - OPEN SPACE ZONE
  - LIGHT INDUSTRIAL FLEX OVERLAY



9/14/2023 DRAFT







# 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

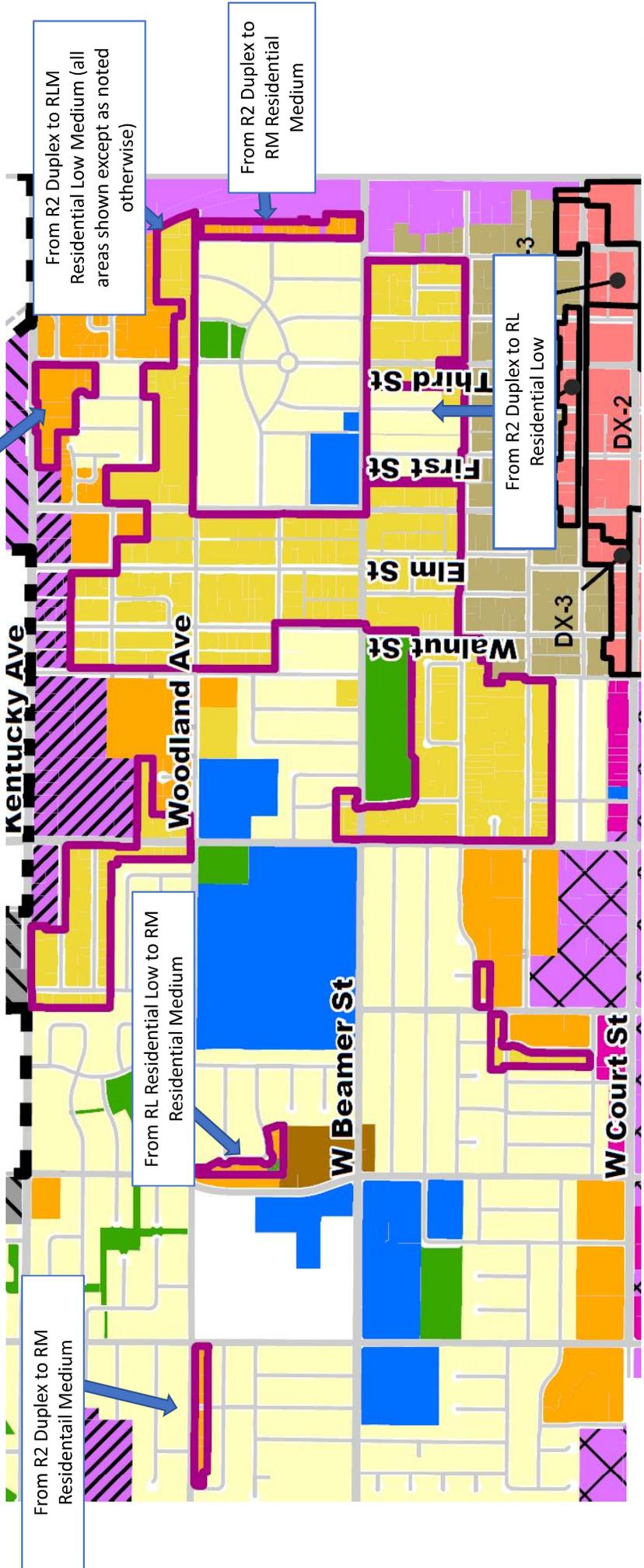
# Residential Map Changes



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



From R2 Duplex to RM Medium



From R2 Duplex to RM Residential Medium

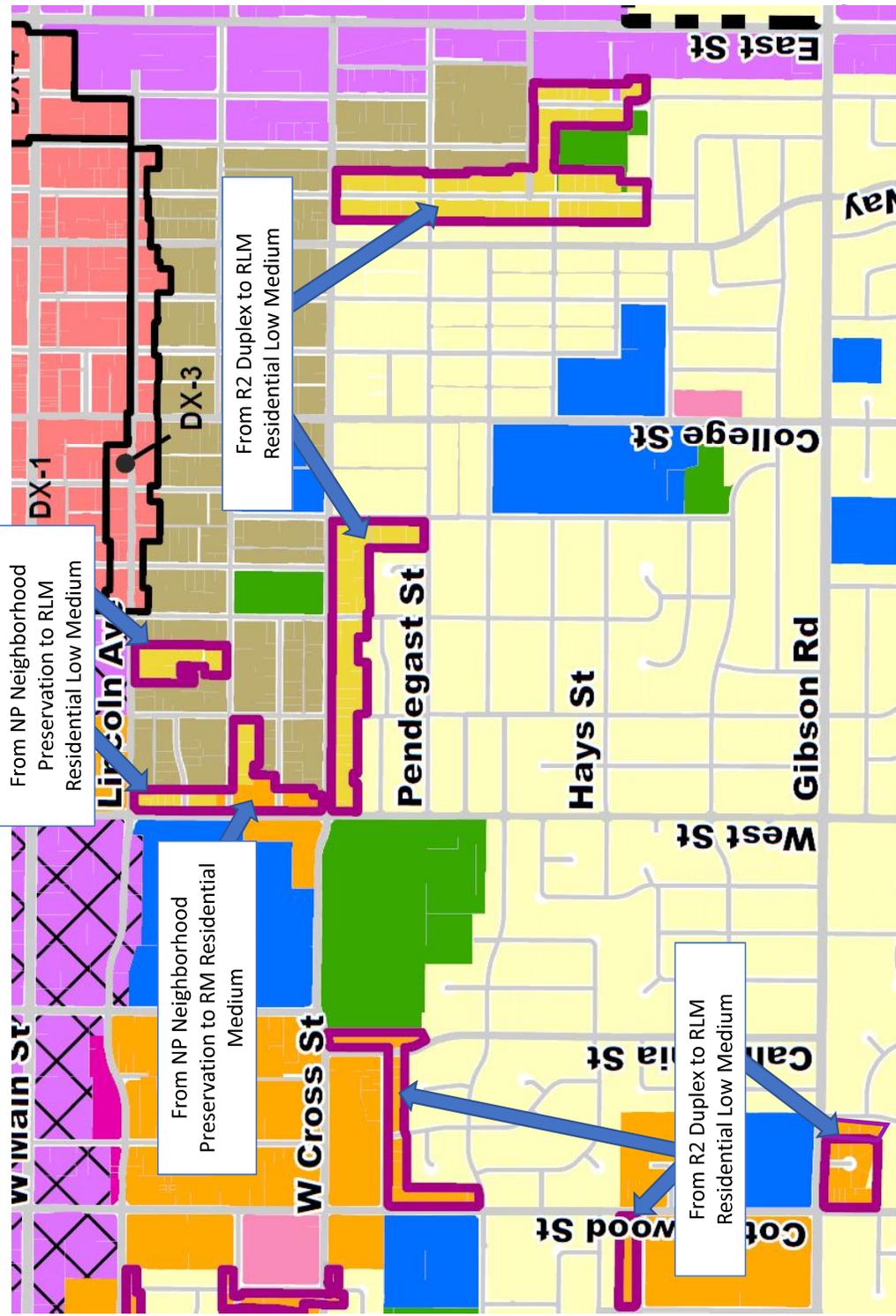
From RL Residential Low to RM Residential Medium

From R2 Duplex to RLM Residential Low Medium (all areas shown except as noted otherwise)

From R2 Duplex to RM Residential Medium

From R2 Duplex to RL Residential Low

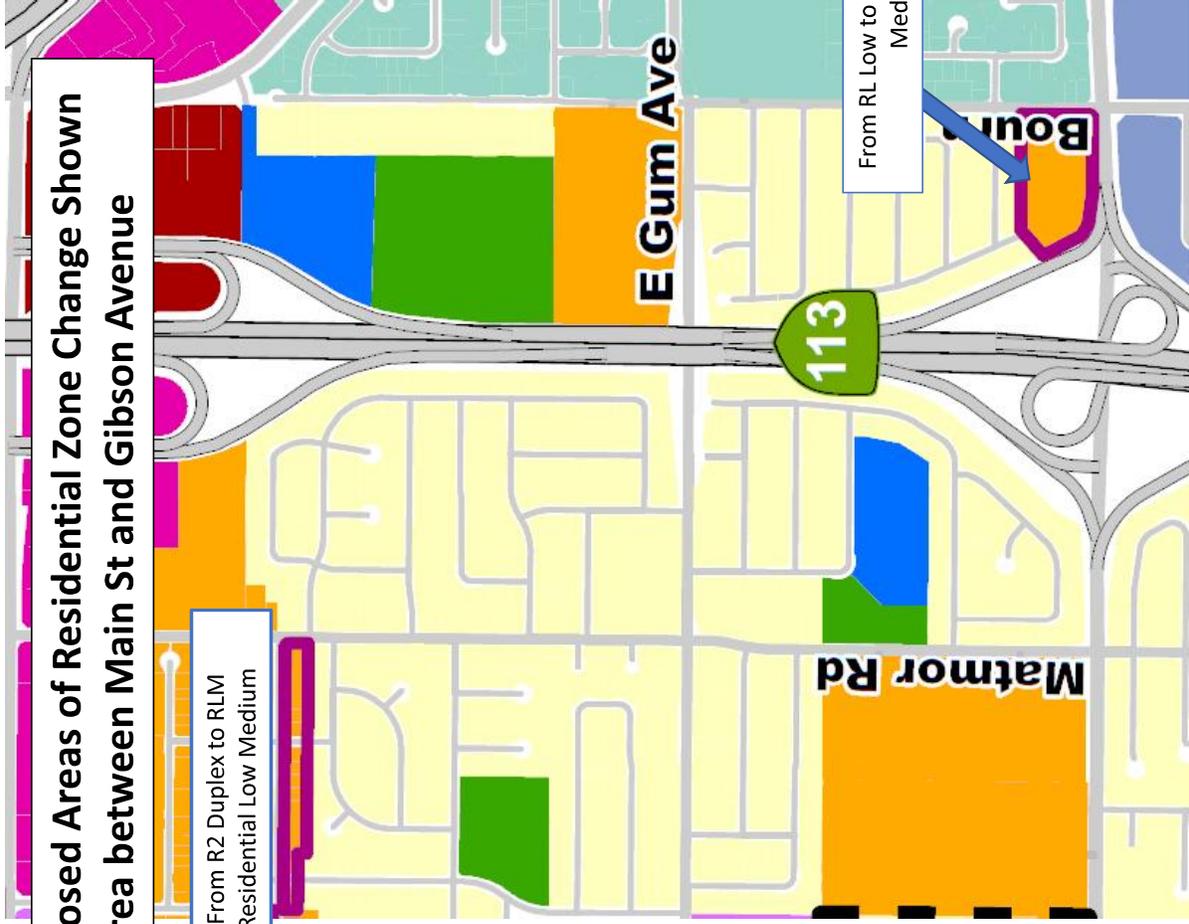
**Proposed Areas of Residential Zone Change Shown  
SW Area between Main St and Gibson Avenue**



**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



	Neighborhood Preservation
	Residential Low-Medium
	Residential Medium
	Residential High

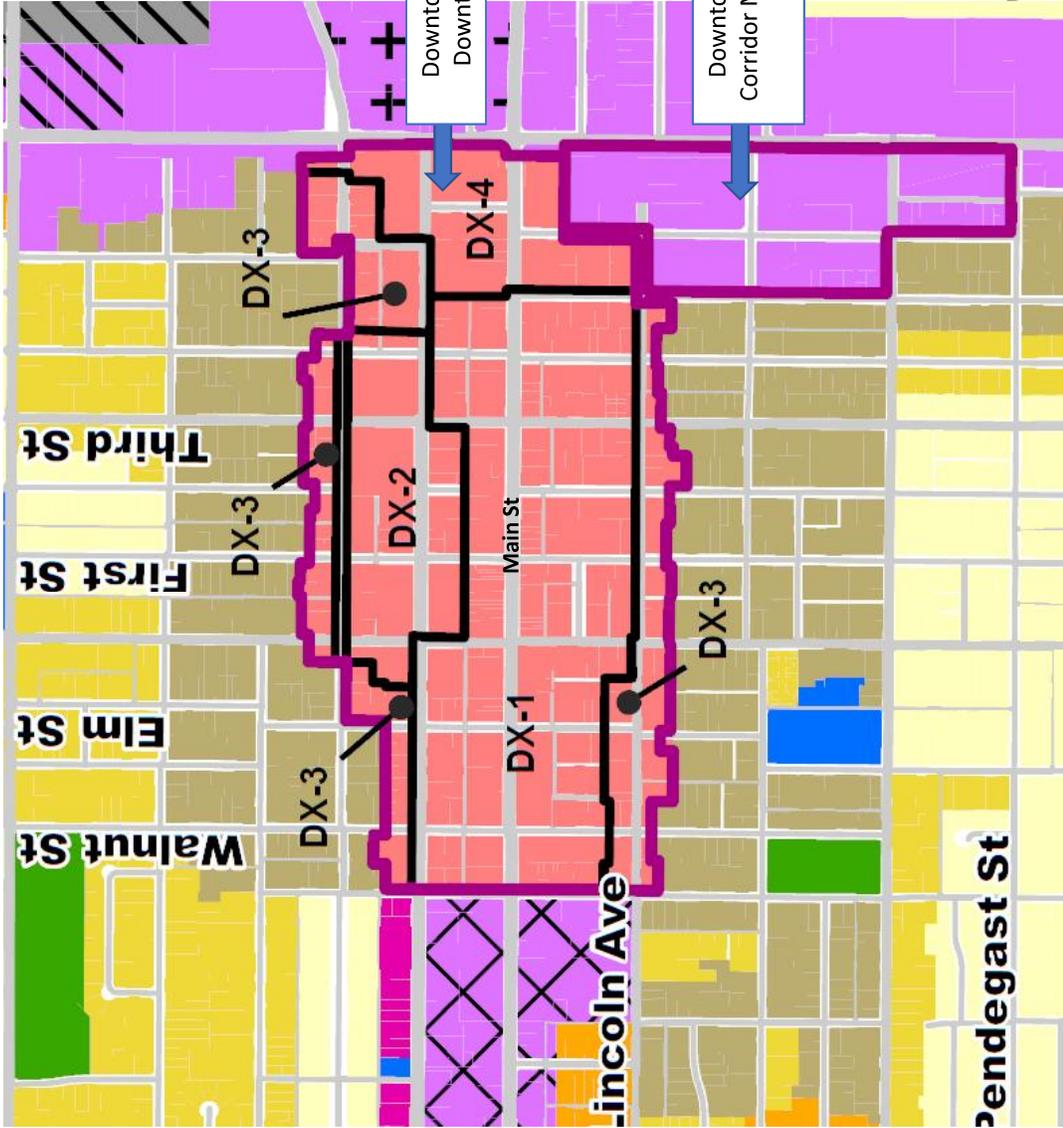


# 4

# 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

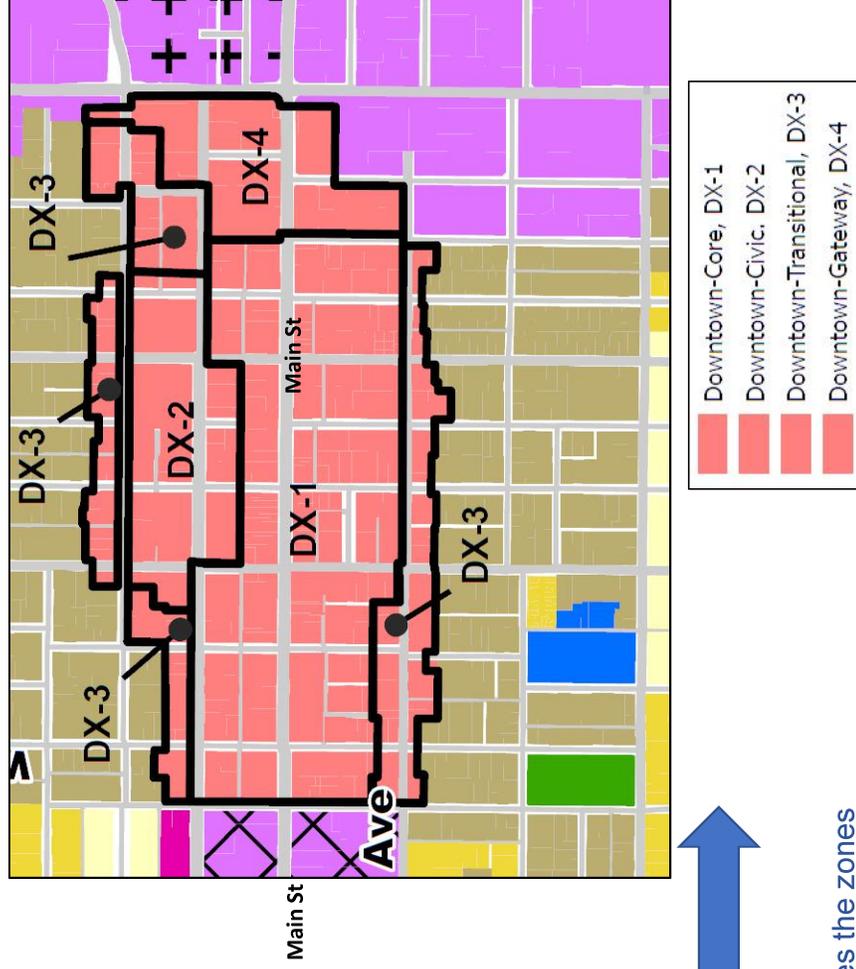
Downtown Specific Plan to Downtown Zones DX 1-4

Downtown Specific Plan to Corridor Mixed Use East (CMU-E)

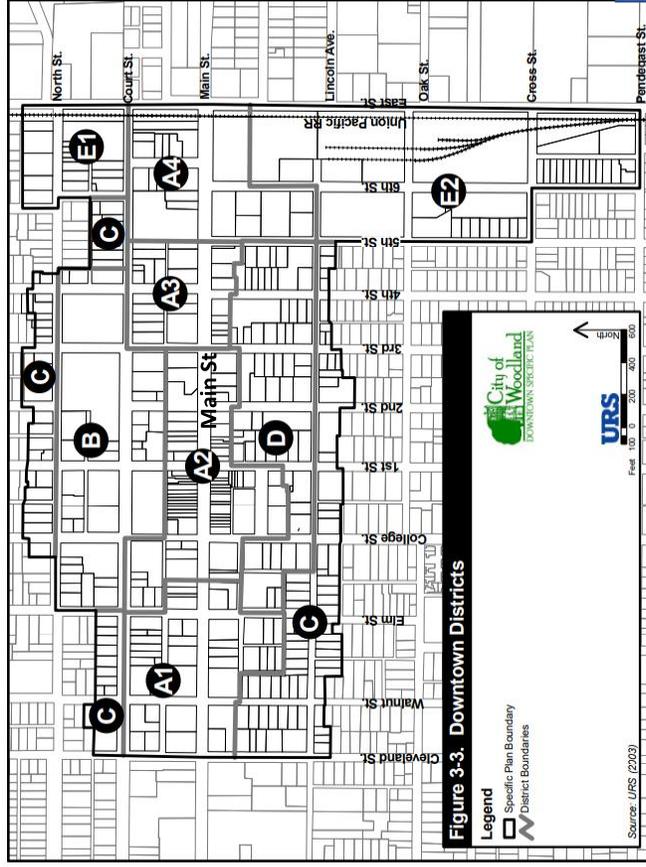


## Downtown Zones

## 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



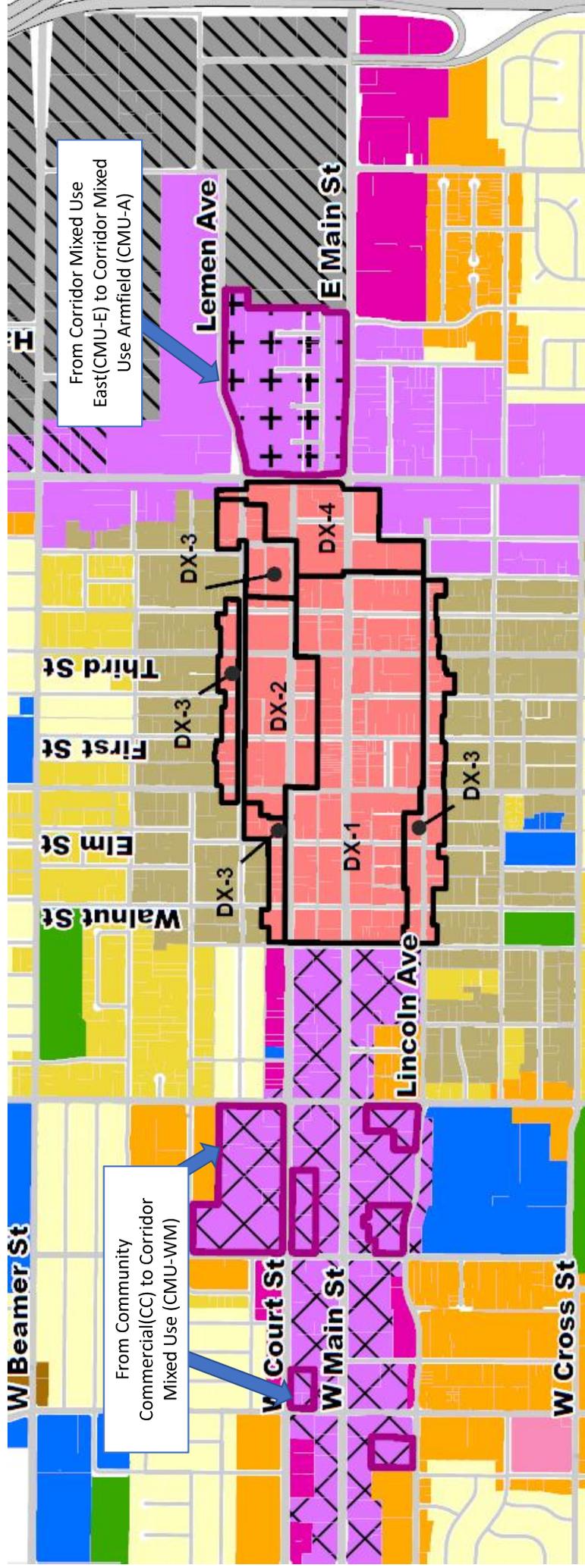


# Corridor Mixed Use Map Changes



**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

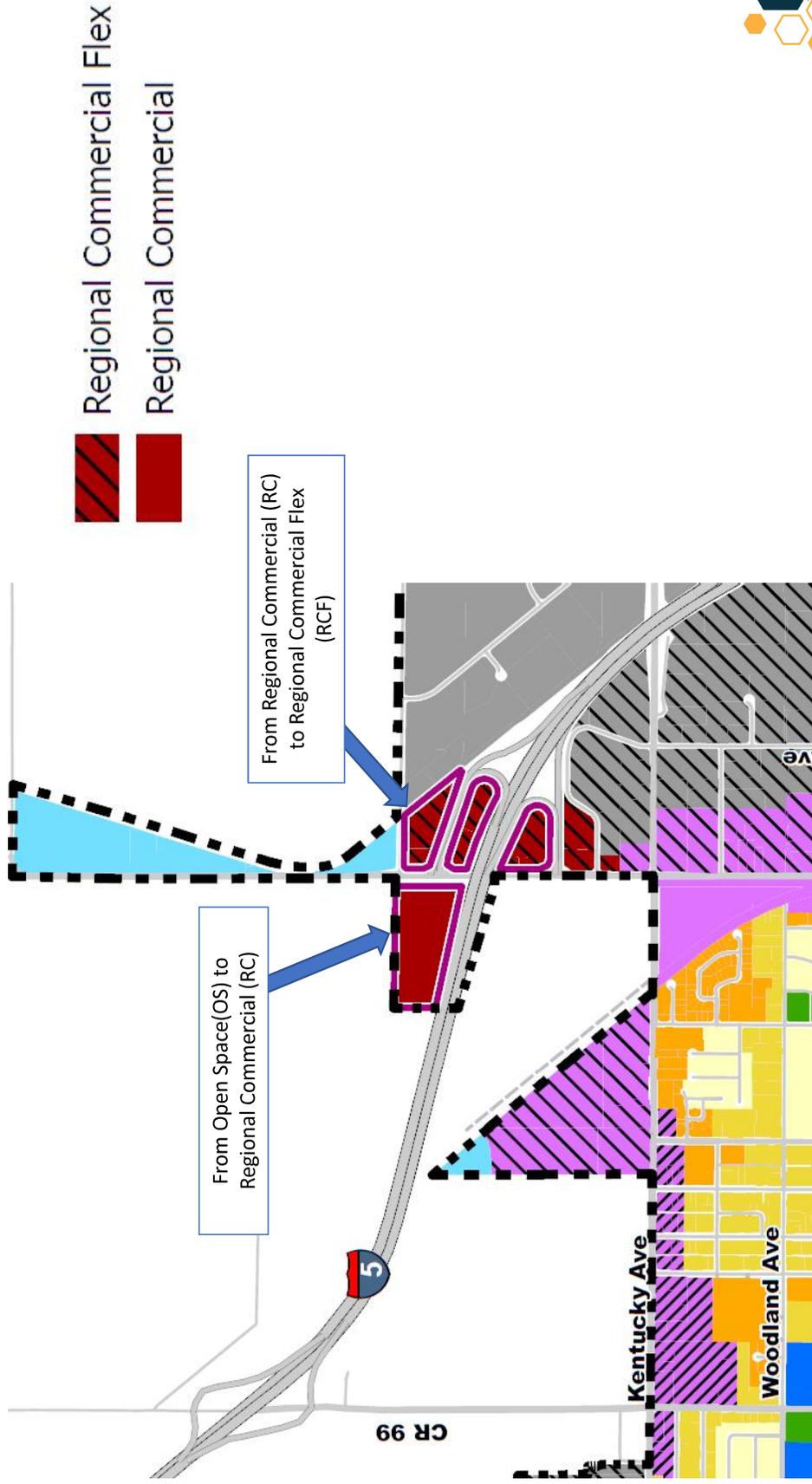


# 6

# Commercial Map Changes



**Proposed Zoning with Regional Commercial Zones Shown**

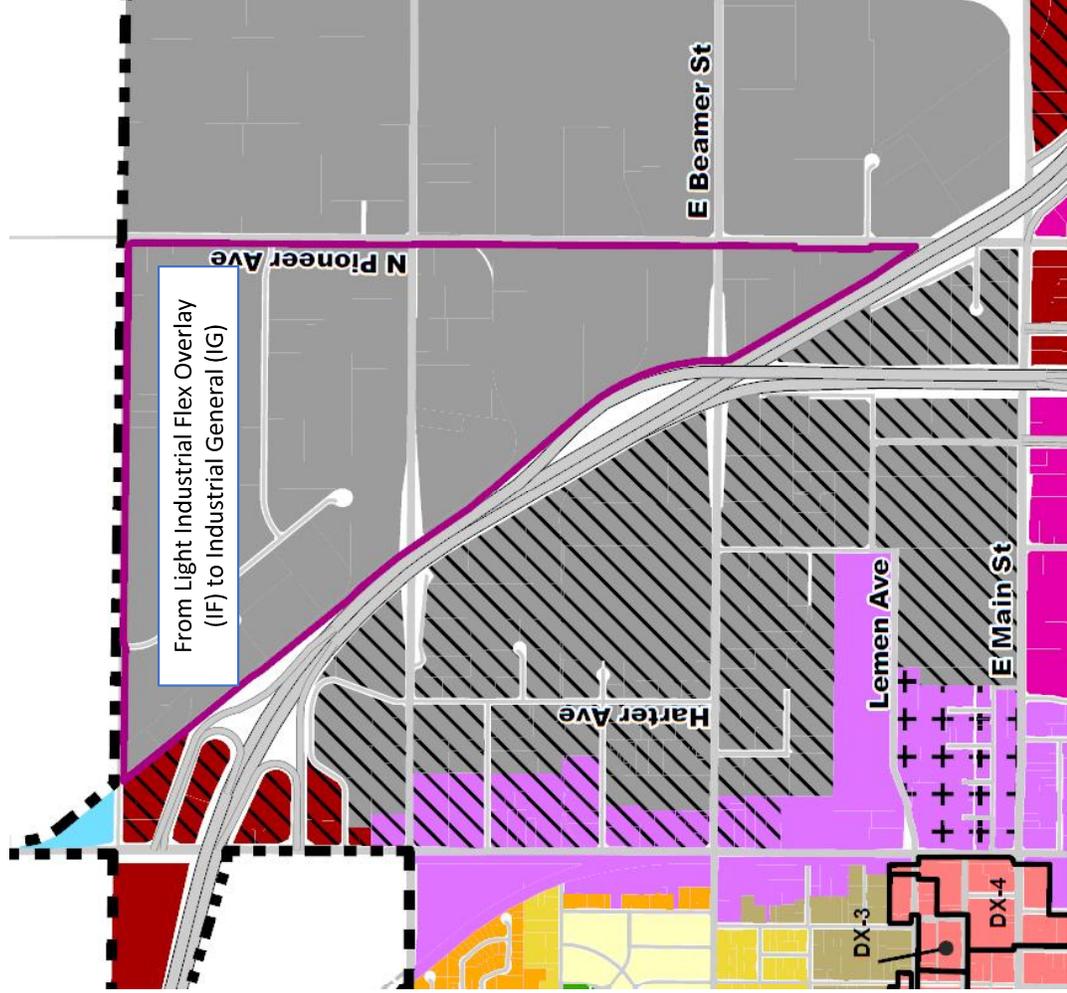




# Industrial Map Changes



**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](http://bit.ly/woodlandzoning)
- Watch Recorded Meetings (All meetings recorded)
- Attend Meetings and Workshops
- Email comments and questions: [compzoneupdate@cityofwoodland.org](mailto: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!

