



GROWING STRONG

WOODLAND'S COMPREHENSIVE ZONING UPDATE

Planning Commission Workshop #1

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

Meeting Schedule

Proposed Meeting Schedule:

- **Thursday, October 5 @ 6:30 PM** – Planning Commission Workshop #1
- **Wednesday, October 18 @ 6:00 PM** – Commercial and Mixed-Use focus
- **Thursday, October 19 @ 6:30 PM** – Planning Commission Workshop #2– Residential/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.

Please review informational PowerPoints and Videos posted on the CZC Web page.

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

Comments: CompZoneUpdate@CityofWoodland.org



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- 3. Focused Review by Zone**
 - a. Downtown**
 - b. Corridor Mixed Use**
 - c. Commercial**
 - d. Industrial**
- 4. Project Examples**
- 5. Discussion**



Project Team

- **Lisa Wise Consulting, Inc.**
 - Roger Eastman, AICP
 - Monica Szydlik, AICP
 - Caroline Chen
- **City of Woodland**
 - Cindy Norris, Principal Planner
 - Erika Bumgardner, Business Development Liaison/Principal Planner

Why Update the Zoning Code?

- **Existing Zoning Code is problematic:**
 - Does not fully address General Plan policies and intent
 - Outdated and disjointed
 - Difficult for staff, community and development partners to use
 - Does not adequately address climate and sustainability
 - Does not fully address entitlement review requirements
 - Requires review of multiple other documents (Interim Zoning and Community Design Standards)
 - Does not have fully objective standards
 - Lack of graphics and definitions
 - New state requirements



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**

"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."

"Clearly written standards and a streamlined 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."



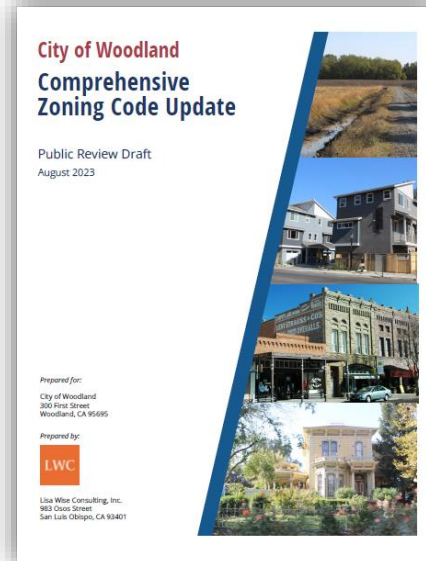
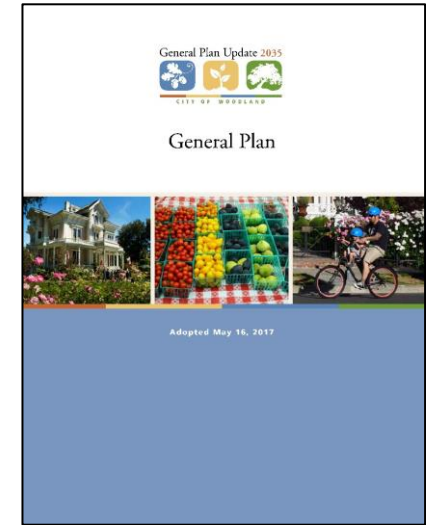
General Plan v Zoning

General Plan

- Provides a long term vision for the physical, economic, and community enhancement.
- Provides goals and policies to allow the vision to be accomplished
- Sets land use locations with density and intensity standards

Zoning

- Tool to implement the General Plan
- Sets standards and regulations to achieve goals and policies
- Allows multiple zones per specific land use category to address specific considerations



What Zoning CAN Do

Regulate Use

- Identifies permitted, conditionally permitted, or prohibited uses

Regulate Development Form and Placement

- Clarifies the types of buildings or structures and the desired character of the community

Set Review Requirements and Procedures

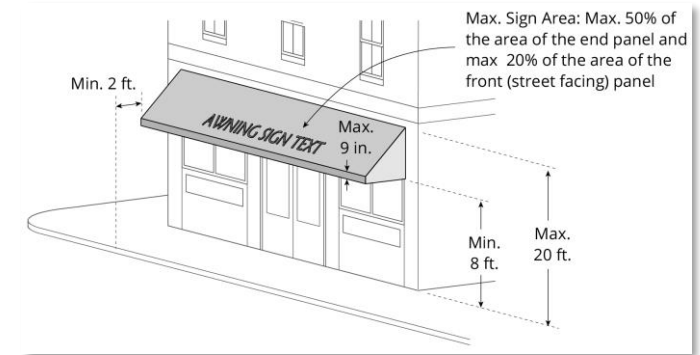
- Establishes project review requirements (e.g. submittal requirements, approval method, meeting noticing)

Facilitate Land Use Compatibility

- Establishes standards to address health, safety, and welfare

Provide Predictability and Flexibility

- Provides by-right approvals for developers who are in accordance with identified zoning requirements



Recent Legislation

- **SB330 (Housing Crisis Act of 2019)** – Prohibits the City from: 
 - Adopting new non-objective standards for residential or residential mixed-use projects;
 - Reducing allowed housing capacity through regulatory or administrative barriers; and
 - Denying residential or residential mixed-use projects based on subjective standards.
- **AB 2011 (Affordable Housing and High Road Jobs Act of 2022)** – Allows housing development in areas currently zoned for parking, retail, or office and exempts some projects from CEQA review.
- **SB 6 (Middle Class Housing Act of 2022)** – Allows residential uses on commercially zoned property without requiring a rezoning if they meet or exceed the default Housing Element density.
- **AB 2162 (2018)** – Requires that supportive housing be permitted by-right in zones where multifamily and mixed-use development is permitted.
- **AB 2345,(2020)** – Expands incentives for projects with affordable and senior housing components, including reduced maximum parking requirements.
- **Reed v. Town of Gilbert (2015)** – Affirmed that signs regulations must be content-neutral. 



Code Format

Division I: General Provisions

Division II: Zoning Regulations

Division III: Citywide Standards

**Division IV: Administration and
Procedures**

Division V: Definitions



Division I

Division I: General Provisions

Division II: Zoning Regulations

Division III: Citywide Standards

Division IV: Administration and Procedures

Division V: Definitions

- 17.04 Purpose and Effect of the Zoning Code
- 17.08 Interpretation and Rules of Measurement
- 17.12 Zoning Districts
- 17.16 Maps
- 17.20 Reserved



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17.40 **Employment Zones**

17.44 **Public and Open Space**

17.48 **Planned Development**

17.52 **Specific Areas**

17.56 **Building and Site Design Standards**

17.60 **Reserved**



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Division IV: Administration and Procedures

Division V: Definitions

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Division V

Division I: General Provisions

Division II: Zoning Regulations

Division III: Citywide Standards

Division IV: Administration and Procedures

Division V: Definitions →

- 17.136 Definitions of Terms**
- 17.140 Definitions of Sign Terms**
- 17.144 Definitions of Uses**





Zones and Zone Map Overview



Division I Zones and Zone Groups

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 (Unlimited – FAR 1.0 -4.0)</i>
Chapter 17.32	DX-2	Downtown-Civic	<i>Downtown Mixed Use (Unlimited – FAR 1.0 -4.0)</i>
Chapter 17.32	DX-3	Downtown-Transitional	<i>Downtown Mixed Use (Unlimited – FAR 1.0 -4.0)</i>
Chapter 17.32	DX-4	Downtown-Gateway	<i>Downtown Mixed Use (Unlimited – FAR 1.0 -4.0)</i>
Mixed-Use Zones			
Chapter 17.36	CMU-WM	Corridor Mixed Use - West Main	<i>Corridor Mixed Use (20-40/du/ac)</i>
Chapter 17.36	CMU-E	Corridor Mixed Use – East St	<i>Corridor Mixed Use and Downtown Mixed Use (20-40/du/ac)</i>
Chapter 17.36	CMU-K	Corridor Mixed Use – Kentucky Ave	<i>Corridor Mixed Use (20-40/du/ac)</i>
Chapter 17.36	CMU-A	Corridor Mixed Use – Armfield (New)	<i>Corridor Mixed Use (20-40/du/ac)</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 (20-40/du/ac)</i>
Chapter 17.36	CCMU	Community Commercial Mixed Use	<i>Community Commercial 15-35/du/ac)</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 (15-35/du/aa)	<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>

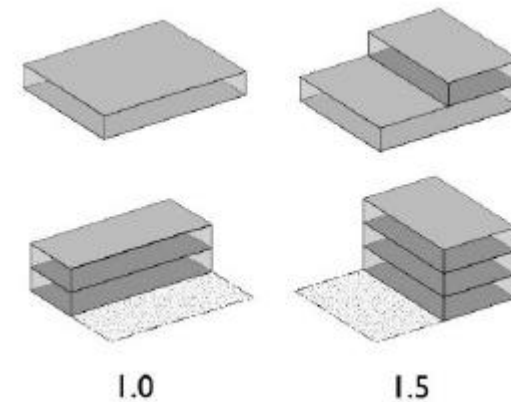
Density and Intensity

Density

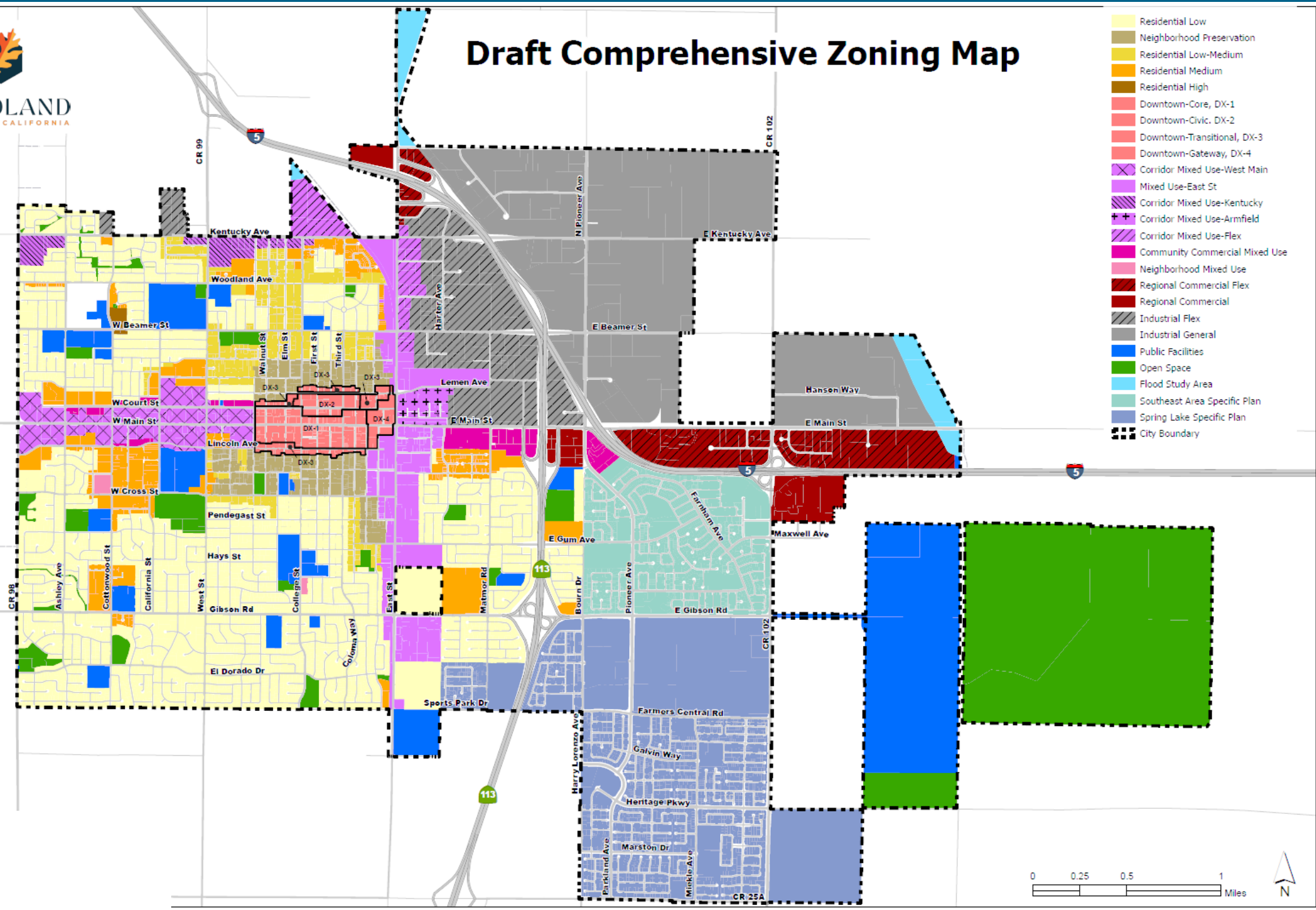
- Residential based
- The ratio of Dwelling Units per gross acre.
- Gross density includes total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the ROW of existing and dedicated streets.
- Example, an 6,000 square foot lot in the R-LM with a maximum allowed 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

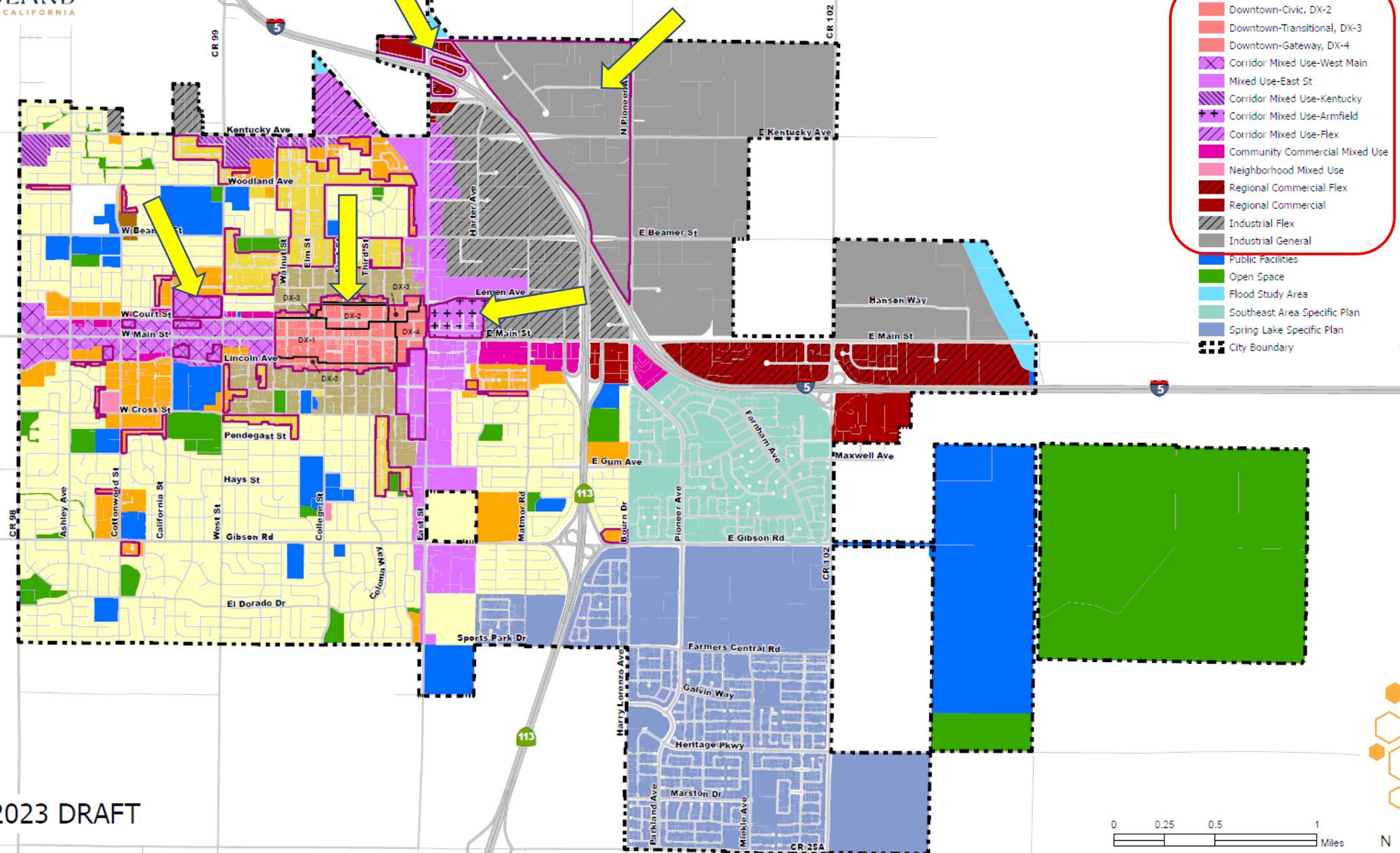
- Based on Floor Area Ratio
- Floor Area Ratio (FAR) is the ratio of the floor area of all principal and accessory buildings on a site to the site area.
- Example, if the floor area of all buildings is 20,000 and site area is 10,000, the FAR is 2:1 or 2.0



Draft Comprehensive Zoning Map

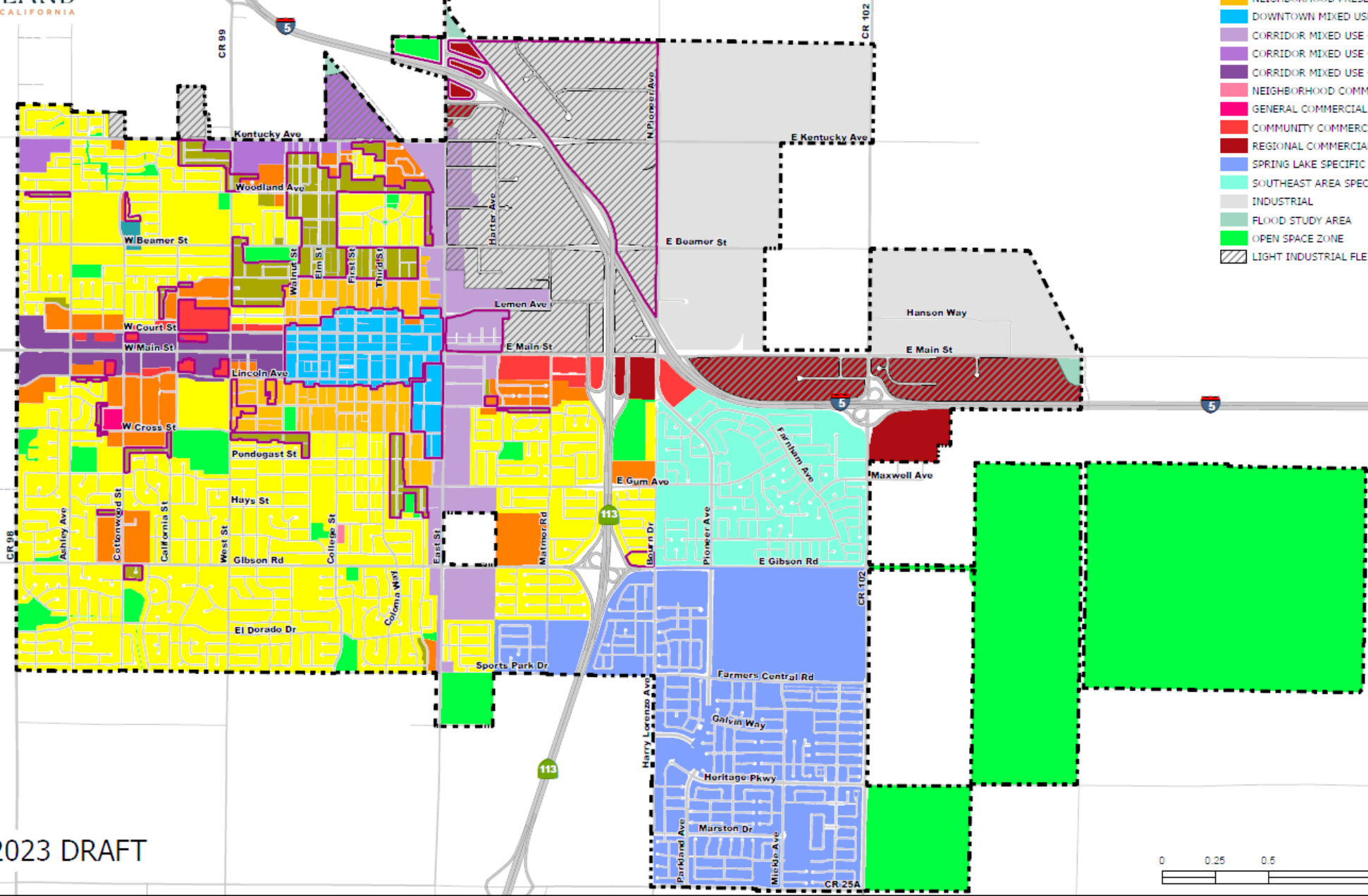


Proposed Comprehensive Zoning Map with Proposed Areas of Change Shown



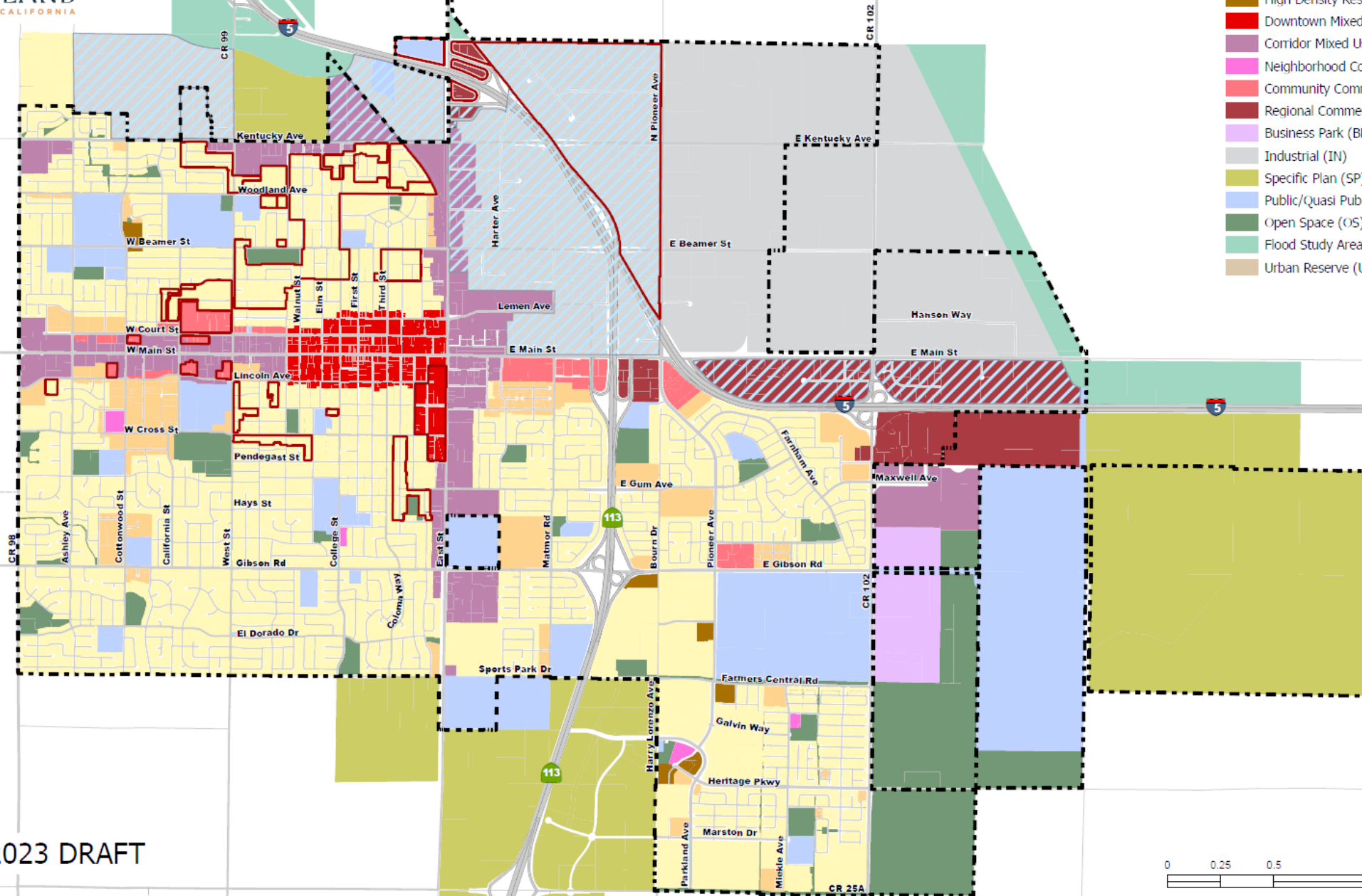
Current Zoning Map with Proposed Areas of Zone Change Shown

- 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



General Plan Land Use Map with Proposed Areas of Change Shown

- General Plan Land Use**
-  Light Industrial Overlay (IF)
 -  Low Density Residential (LD)
 -  Medium Density Residential (MD)
 -  High Density Residential (HD)
 -  Downtown Mixed Use (DX)
 -  Corridor Mixed Use (CX)
 -  Neighborhood Commercial (NC)
 -  Community Commercial (CC)
 -  Regional Commercial (RC)
 -  Business Park (BP)
 -  Industrial (IN)
 -  Specific Plan (SP)
 -  Public/Quasi Public (PQ)
 -  Open Space (OS)
 -  Flood Study Area (FS)
 -  Urban Reserve (UR)



9/14/2023 DRAFT

0 0.25 0.5 1
Miles



Current vs. Proposed Development Intensity

Current Zones/ Districts

Downtown Specific Plan Districts

- FAR 1.0-4.0

Corridor Mixed Use CMU

- FAR 0.25-2.0 single use,
- FAR 0.5-3.0 for mixed use

Neighborhood Commercial (NC)

- FAR 0.15-5.0

Community Commercial (CC)

- FAR 0.15-5.0

Regional Commercial (RC and RC/LIF)

- FAR 0.15-0.7

Industrial (I and LIF)

- FAR up to 0.8

Proposed Zones

Downtown (DX1-4)

- FAR 1.0-4.0

Corridor Mixed Use CMU

- FAR 0.25-2.0 single use,
- FAR 0.5-3.0 for mixed use

Neighborhood Mixed Use NMU

- FAR 0.15-5.0

Community Commercial Mixed Use CCMU

- **FAR 0.25-1.0**

Regional Commercial (RC and RCF)

- **FAR 0.25-2.0**

Industrial (I and IF)

- FAR up to 0.8

Division II Uses and Development Standards

For Each Zone Group:

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

Table 17.32.020-1: Use Regulations – Mixed-Use Zones

Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCM-U	NMU	Additional Regulations
P = Permitted; *A* = Zoning Administrator Permit (ZAP) required; *C* = Conditional Use Permit (CUP) required; *—* = Not Allowed								
Restaurant, Full Service	P	P	P	P	P	P	P	
Restaurant, Limited Counter Service/Fast Casual Food	P	P	P	P	P	P	P	
Tasting Room	P	P	P	P	P	P	P	See Section 17.84.060, Alcoholic Beverage Sales
Funeral and	—	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				
Principal Structure	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

Entitlement and Review Authorities

Entitlement Review:

- **Ministerial** (*Review for compliance with standards only – not subject to CEQA*)
 - Permitted (P)
 - Minor Modification

- **Discretionary** (*public notice or hearing, requires judgement, conditions*)
 - Zoning Administrator Permit (A)
 - Conditional Use Permit (C)
 - Variance
 - Zoning or General Plan Amendment
- **Not Permitted**
 - (-)

Table 17.32.020-1: Use Regulations – Mixed-Use Zones								
Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCM-U	NMU	Additional Regulations
P = Permitted; *A* = Zoning Administrator Permit (ZAP) required; *C* = Conditional Use Permit (CUP) required; *—* = Not Allowed								
Washing (Full Service)	—	C ⁶	—	—	—	—	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
Washing (Self-Serve)	A ⁶	A ⁶	A ⁶	—	A ⁶	C ⁶	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
Banks and Financial Institution								
Bank and Savings and Loan	P	P	P	P	—	P	P	
Non-Traditional Financial Institution	A	A	—	—	—	A	—	See Section 17.84.260, Non-Traditional Financial Institutions
Business and Communication Services								
General Business Services	P	P	P	P	P	P	P	

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		

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						
Automobile/Vehicle Service and Repair, Major										—	C	C	—	C	—	—	C	—	C	A									
Automobile/Vehicle Service and Repair, Minor						—	—	—	—	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	A	—	A	C	A	A									
Farm/Agricultural Equipment Sales, Service and Rental										P	P	P	A	P	—	—	P	P	Farm/Agricultural Equipment Sales, Service and Rental		P	P	P	A	P	—	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses	
Fueling Station										C ⁵	C ⁵	C ⁵	—	—	C ⁵	—	C ¹	C ¹		Fueling Station		C ⁵	C ⁵	C ⁵	—	—	C ⁵	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
Large Vehicle and Equipment Sales, Service and Rental										—	—	—	—	C	—	—	A	—		Large Vehicle and Equipment Sales, Service and Rental		—	—	—	—	C	—	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
Tire Retreading and Capping																													
Washing (full service)										—	C ⁶	—	—	—	—	—													
Washing (self-serve)										A ⁶	A ⁶	A ⁶	—	A ⁶	C ⁶	—	A ²	A	A ³	—									
Banks and Financial Institutions																													
Bail Bonds						—	C ⁴	—	—																				
Bank and Savings and Loan						P	P	—	P	P	P	P	P	—	P	P	P	P											
Nontraditional Financial Institution										A	A	—	—	—	A	—													
Business and Communication Services																													
General Business Services						P	P	A	P	P	P	P	P	P	P	P	P	P	P	—									
Printing and Copy Services						P	P	A	P	P	P	P	P	P	P	P	P	P	P	—									
Cemetery																					C	C	—						
Drive-Through Facility																													
Drive-Through, Food Establishment										—	—	—	—	—	C	—	C	C											
Drive-Through, Limited										C	—	—	—	—	C	—	C	C											

Footnotes:

5. Beer and wine sales associated with a fueling station is subject to a CUP. The sale of hard alcohol is not permitted.



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
Food and Beverage Manufacturing																							
<i>Small Scale</i>						p ¹	P	p ¹	—	A	A	A	—	P	A	—	P	—	P	P			
<i>Large Scale</i>										—	—	—	—	P	—	—	P	—	P	P			
Food Preparation						P	P	A	P	P	P	P	P	P	P	A	P	—	P	A			
Hazardous Waste Management Facilities																			—	C			
Laundry and Dry-Cleaning Plants																			A	A			
Industrial, Heavy																			—	A			
Industrial, Light										—	A	A	—	p ⁸	—	—	p ³	—	p ⁵	P			
Industrial, Medium																			A	P			
Recycling Facilities																							
<i>Collection</i>																			—	C			
<i>Processing</i>																			—	C			
<i>Reverse Vending Machine</i>										A	A	A	A	A	A	—	A	—	A	—			
Research and Development						p ⁵	p ⁵	—	p ⁵	P/A ⁹	P/A ⁹	P/A ⁹	P/A ⁹	P	P/A ⁹	—	p ⁴	p ⁴	P	P			
Storage Yard										—	p ¹⁰	p ¹⁰	—	p ¹⁰	—	—	p ⁵	—	p ^{6,7}	p ^{6,7}			

Definition:

Storage Yard. The use of land to store material, equipment, or vehicles as an accessory to a primary use. The primary use must have an active business license within the City of Woodland. Does not include freight or truck trailer storage or impound lots.

Footnotes:

9. A ZAP is required for establishments greater than 5,000 gross square feet.
10. May not exceed 5,000 gross square feet. Must be located on the rear half of the lot or screened from view from the right-of-way and must be accessory to a primary use.



Use Tables

Comparison Crosswalk Summary Current vs Proposed

This is a summary only. Please See the actual use tables for complete information

*New or modified information shown in **bold**.*

Conditionally Permitted includes Zoning Administrator and Conditional Use Permit

Downtown District A(1-3) – Main Street	Downtown Mixed Use – Unlimited/1-4 FAR 1.0-4.0	<u>Permitted</u> - Auto Rental office, Antique Store, Drugstore & Pharmacy, Gift Shops, Hardware Stores, Retail, Café/Restaurant, Barber/Beauty, Bed and Breakfast, Financial institutions, Pet Grooming, Bakery, Funeral Homes/Mortuary, Public/Quasi Public, Studios, Technical/Craft Schools, Social Halls, Office uses, Medical and Dental Clinics, Mixed Use, Taxi Cab office only. <u>Conditionally Permitted</u> – Multi Family, Hotels, Boarding and Rooming House, Auto Lube Shop, Auto Rental with Vehicle Storage, Auto Minor Service, Winetasting, Mini-mart, Bars/Cocktail lounge, Card Room, Dance Hall, Pool Hall, <u>Skating</u> rink, Health club, Heating and AC, Plumbing Sales and Supply, Bus Depot, Bank with Drive Thru, Taxi Cab Service with vehicle storage	Downtown DX-1 (New) – Downtown Core	Downtown Mixed Use – Unlimited/1-4 FAR1.0-4.0	<u>Permitted</u> – Family Day Care (lg and sm), Pet Store, Veterinary, Auto Rental Office, Banking, Business Services, Restaurant, Tasting Room, Funeral/Internment, Maintenance and Repair Services, Offices, Medical/Dental Office, Personal Services, Cinema/Theater, Indoor Entertainment, Indoor Sports and Rec (sm), Artisan Shop, Convenience Grocery, General Retail, Consignment, College Trade School, Cultural Facility, Government Buildings, Food and Beverage Manufacture (sm), Food Preparation, Research and Development (under 5,000sf) ADU. <u>Conditionally Permitted</u> – Small Lot Subdivision, Multi Unit Dwelling, Live Work, Pet Grooming, Auto sales/Leasing, Bed and Breakfast, Hotel/Motel, Short Term Rental, Community and Religious, Day Care Center, School, Artisan sm Manufacturing, Bar/Nightclub, Brewpub, Microbrewery
Downtown District B – Government Center	Downtown Mixed Use – Unlimited/1-4 FAR1.0-4.0	<u>Permitted</u> - Auto Rental Office, Gift Shop, Retail stores, Barber/Beauty, Bed and Breakfast, Café/Restaurant, Financial Institution, Bakery, Funeral Home and Mortuary, Public/Quasi Public, Studios, Technical/Craft Schools, Social Hall, Office, Medical/Dental clinic and Lab, Mixed Use <u>Conditionally Permitted</u> – Multi Family, Financial Institution with a drive through, Hotel/Motel, Health Club, Churches, Food Distribution, Social Service Provider, Bail Bonds,	Downtown DX-2 (New) – Downtown Civic	Downtown Mixed Use – Unlimited/1-4 FAR1.0-4.0	<u>Permitted</u> – Family Day Care sm, Live Work, Pet Store, Grooming, Auto Rental Office, Bank, Business Services, Restaurant, Tasting Room, Funeral/Internment, Artisan Shop, Convenience Grocery, General Retail, Indoor Sports sm, Consignment, College Trade School, Cultural Facility (under 5,000 sf), Government Buildings, Artist Studio, Food and Beverage Mfg sm, Food Preparation, Research and Development (under 5,000sf) <u>Conditionally Permitted</u> – Small Lot Subdivision, Multi-Unit Dwelling, Family Day Care Lg, Residential Care Facility Lg, Veterinary, Bail Bonds, Bar/Nightclub, Brewpub, Microbrewery, Micro Distillery, Bed and Breakfast, Boarding House, Hotel/Motel, Indoor Entertainment, Church Community Assembly, Day Care Center, Skilled Nursing, Artisan Small Scale Mfg,
Downtown District C – Transitional	Downtown Mixed Use – Unlimited/1-4 FAR1.0-4.0	<u>Permitted</u> - Single Family, <u>Duplex</u>, Auto Rental Office, Barber/Beauty, Bed and Breakfast, Shoe Repair, Florist, Medical/Dental clinic, Office (under 5,000), Optician, Mixed use <u>Conditionally Permitted</u> – Boarding and Rooming House, Café/Restaurant, Studios, Churches, Social Hall, Public Quasi Public	Downtown DX-3 (New) – Downtown Transitional	Downtown Mixed Use – Unlimited/1-4 FAR1.0-4.0	<u>Permitted</u> – Single Family, Duplex, Live Work, Family Day Care sm, Residential Care Facility sm, Auto Rental Office, Instructional Services, Artisan Shop, General Retail, Consignment, Artists Studio, Food and Beverage Mfg Small, <u>Conditionally Permitted</u> - Small Lot Subdivision, Multi-Unit Dwelling, Family Day Care Lg, Residential Care Facility Lg, Grooming, Pet Store, Veterinary, Business Communication Services, Restaurant, Tasting Room, Funeral/Internment, Bed and Breakfast, Short Term Rental, Maintenance and Repair, Office, Personal Services, Convenience Grocery, Community and Religious Assembly, Day Care Center, Government Buildings, Skilled Nursing Facility, Artisan Small Scale Mfg, Food Preparation





Standards Review



Proposed Zoning

Division I: General Provisions

Division II: Zoning Regulations →

Division III: Citywide Standards

Division IV: Administration and Procedures

Division V: Definitions

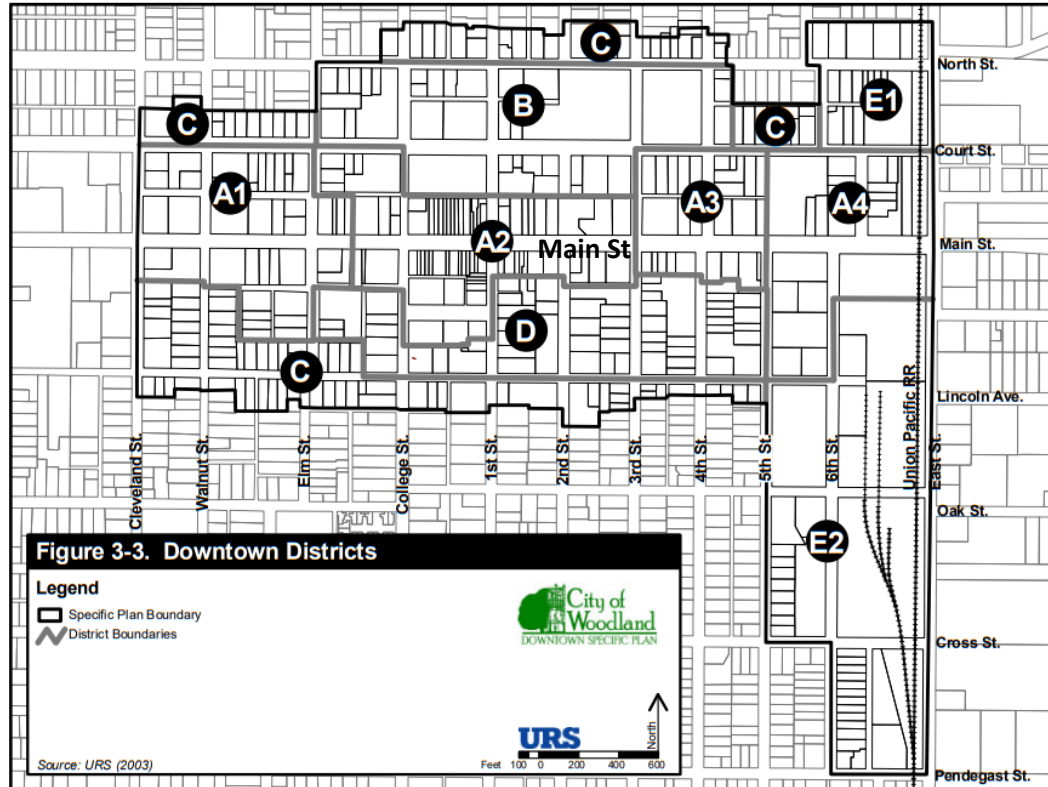
- 17.24 Residential Zones
- 17.28 **Downtown**
- 17.32 **Mixed-Use Zones**
- 17.36 **Commercial Zones**
- 17.40 **Employment Zones**
- 17.44 Public and Open Space
- 17.48 Planned Development
- 17.52 Specific Plan Areas
- 17.56 Building and Site Design Standards**
- 17.60 Reserved



Downtown Zones

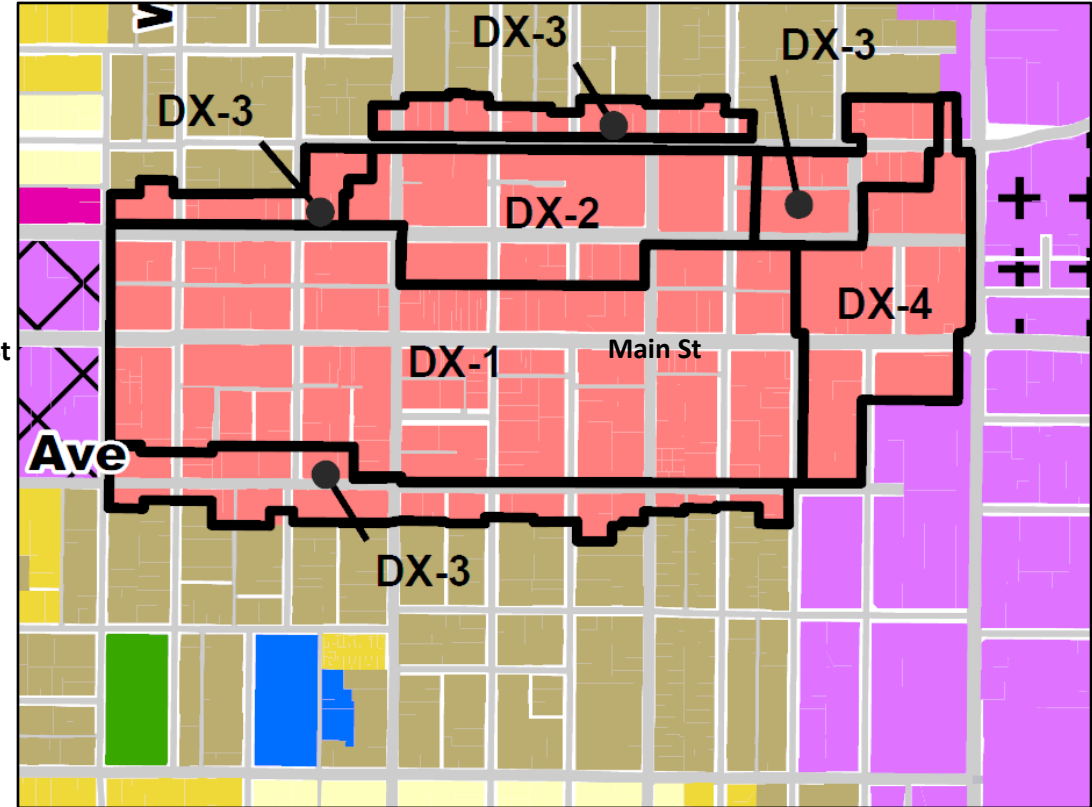
Proposed Downtown Zones

Downtown Specific Plan Districts



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

Main St



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

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



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: Building and Site Design

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

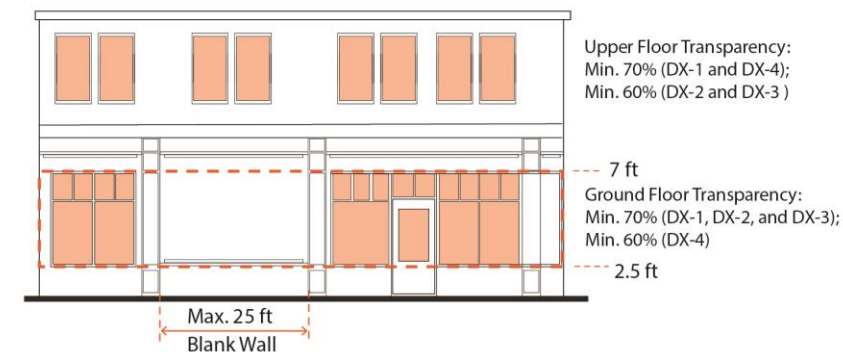
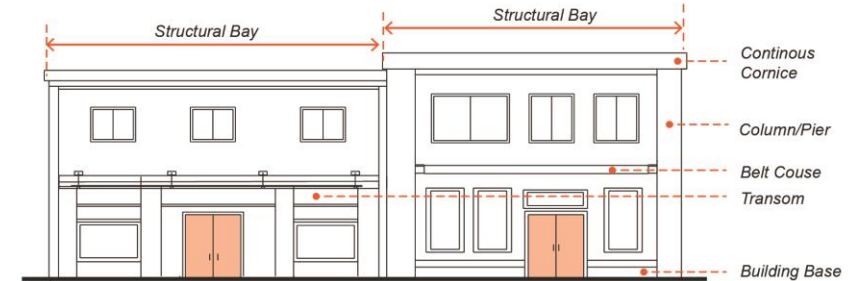
17.56.050 Preservation/Restoration of and Additions to Historic Structures

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

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

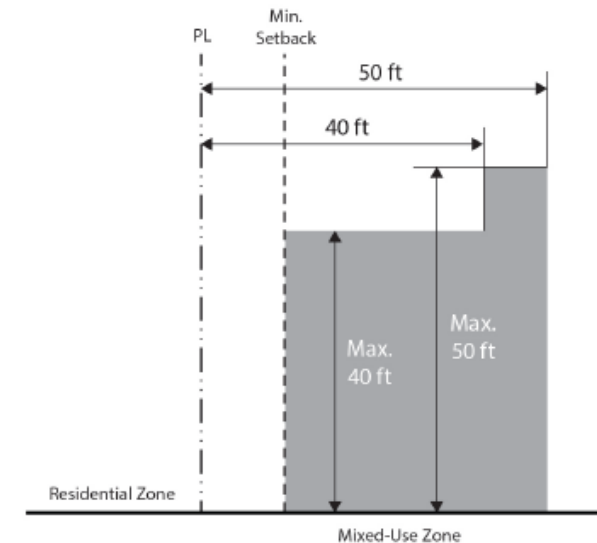


Division II: Zoning Regulations – Mixed Use

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	—	—

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



- 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.

Division II: Zoning Regulations – Mixed Use

Standard	CMU-WM CMU-E, and CMU-F	CMU-A	CMU-K	CCMU	NMU
Minimum Setbacks					
Front	10 ft. (C)(D)	10ft. (C)(D)	10 ft. (C)(D)	15 ft. (C)(D)	20 ft.(D)
Interior Side Setback	0 ft.; where abutting a residential zone, minimum setback is that of the abutting residential zone			5 ft.	5 ft.
Street Side Setback	10 ft. (C)(D)	10 ft. (C)(D)	10 ft. (C)(D)	10 ft. (C)(D)	10 ft.(D)
Rear Setback	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		
Front	15 ft. (C)	15 ft. (C)
Street Side	10 ft.	10 ft.
Interior Side	Min. 0 ft.; where abutting a residential zone, minimum setback is equal to that of the residential zone	
Rear	Min. 0 ft.; where abutting a residential zone, minimum setback is equal to that of the residential zone	
Surface Parking, from any Street-Facing Property Line	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: Building and Site Design

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

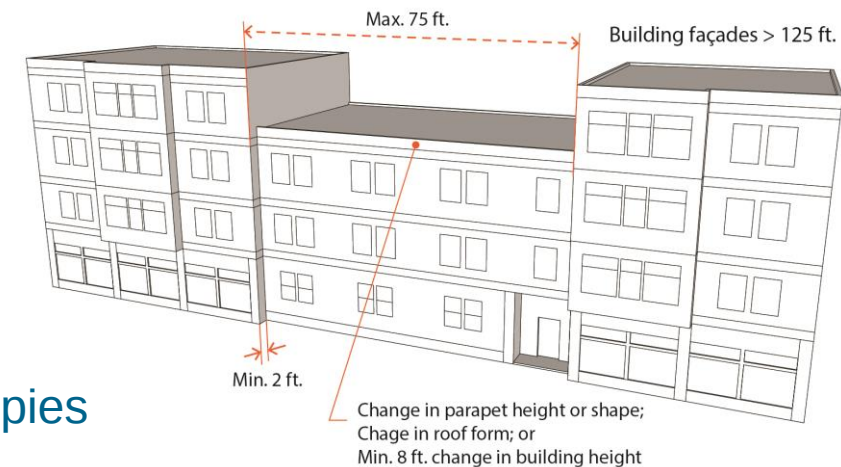
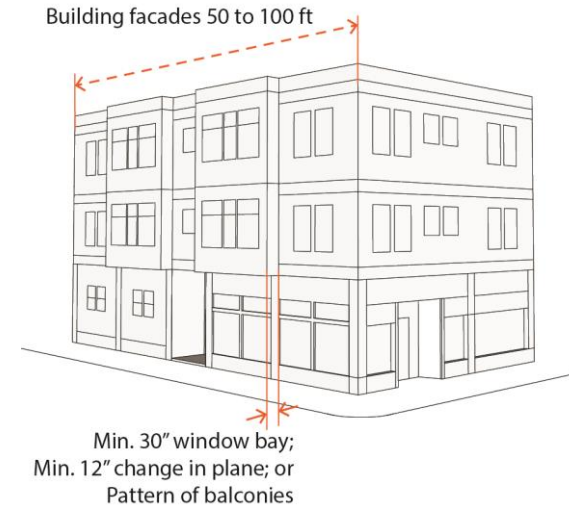
17.56.050 Preservation/Restoration of and Additions to Historic Structures

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

- 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 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.	

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.

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.

Division II: Building and Site Design

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

17.56.050 Preservation/Restoration of and Additions to Historic Structures

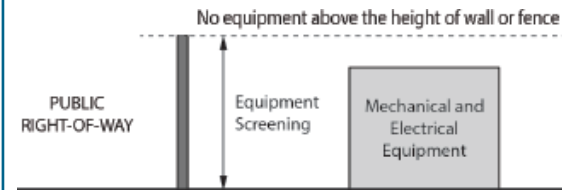
17.56.060 New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones

17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

17.56.080 Public Facilities and Open Space Zones Design Standards

Trucks shall be located behind the primary building and away from any public right of way whenever feasible. When infeasible, there shall be a minimum 10-foot landscape area along all streets to provide screening, unless a greater setback is required elsewhere in this code.

b. Additional screening and landscaping, as determined by the Director



Truck Storage.

1. **Commercial Trucks.** The parking of commercial trucks, excluding semi-trailers, in support of an existing business is permitted in non-residential zones.

2. **Semi-trailers/Eighteen-wheelers.** Large scale semi-trailers are permitted in Commercial and Employment zones in support of and ancillary to a primary existing business. Limited term parking is permitted in Commercial zones and in the Industrial Flex zone for the delivery and pick up of goods. Longer-term parking/storage is permitted only in the Industrial General zone, associated with and in support of large-scale manufacturing and distribution uses. Freight/trucking facilities as a standalone or primary use are not permitted.

Screening. All materials and outdoor storage areas must be fully screened so as not to be visible from any rights-of-way and shall be located below fence height, wall, or building.

1. All outside industrial storage areas must be screened from all public rights-of-way and adjacent commercial or residential properties to a height of eight feet. Screening height and location may be modified for security reasons with the concurrence of the Director and the Police Chief.

Proposed Zoning

Division I: General Provisions

Division II: Zoning Regulations

Division III: Citywide Standards →

Division IV: Administration and Procedures

Division V: Definitions

- 17.64 General Site Standards
- 17.68 Parking and Loading
- 17.70 Screening Standards
- 17.72 Signs
- 17.76 Performance Standards
- 17.80 Nonconforming Provisions
- 17.84 Standards for Specific Uses and Activities
- 17.88 Flood Management

Division III Citywide Standards

Review of Key Standards that apply to Development (Examples)

- **Fencing** (location, height, materials)
- **Landscaping** (location, screening, trees, shading)
- **Parking** (Spaces required, lot design, EV & bike parking, exceptions)
- **Outdoor lighting** (location, height, intensity)
- **Trash enclosure** (size, design, placement)
- **Signage** (size and placement of signs)
- **Specific Criteria** that may apply to the proposed use or activity
- **Performance Standards** (Noise, odors, light & glare, etc...)



Division III: Citywide Standards-Fencing

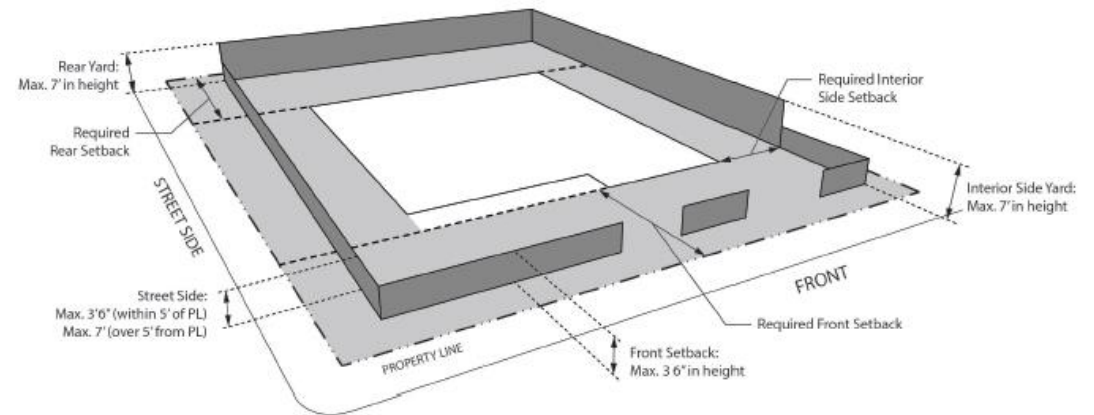
17.64 General Site Standards

- Accessory Structures
- **Fences, Walls, and Hedges (Updated)** →
- Landscaping (Updated)
- Outdoor Lighting and Illumination (New)
- Projections into Required Setbacks (New)
- Public Art
- Refuse and Recycling Enclosures (New)
- Swimming Pools and Spas
- Vehicle/Truck Parking and Storage (New)
- Visibility at Intersections

New/Updated sections:

- **Exceptions to standards in the front setback** (based on % transparency, location, other)
- **Exceptions for double fences/walls** (if needed to provide basic safety/security, allows cleanout of space between)
- **Fence/wall materials and design**
- **Exceptions to prohibited materials**

Figure 17.64.030.D-2: Fence, Wall, and Hedge Height



Division III: Citywide Standards Landscaping

17.64 General Site Standards

- Accessory Structures
- Fences, Walls, and Hedges (Updated)
- **Landscaping (Updated)** →
- Outdoor Lighting and Illumination (New)
- Projections into Required Setbacks (New)
- Public Art
- Refuse and Recycling Enclosures (New)
- Swimming Pools and Spas
- Vehicle/Truck Parking and Storage (New)
- Visibility at Intersections

New/Updated sections:

- **Minimum planter sizes within parking areas**
- **Tree standards** (*location, size*)
- **Shade requirements** (*along a public right-of-way, in surface parking areas, other areas*)

Figure 17.64.040.F-1: Parking Lot Landscaping

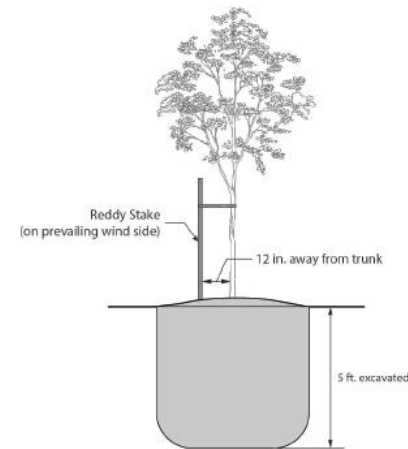
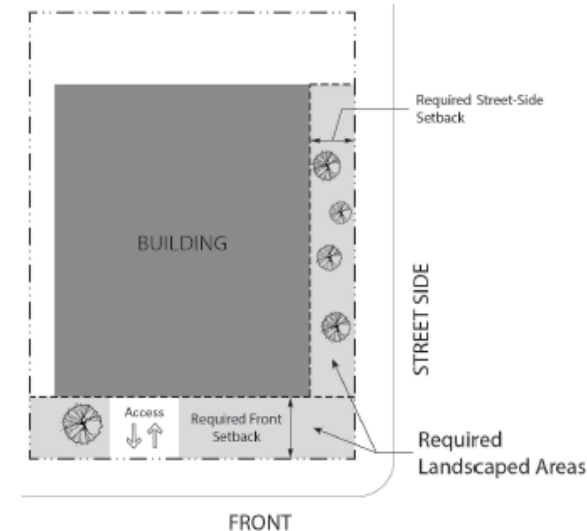


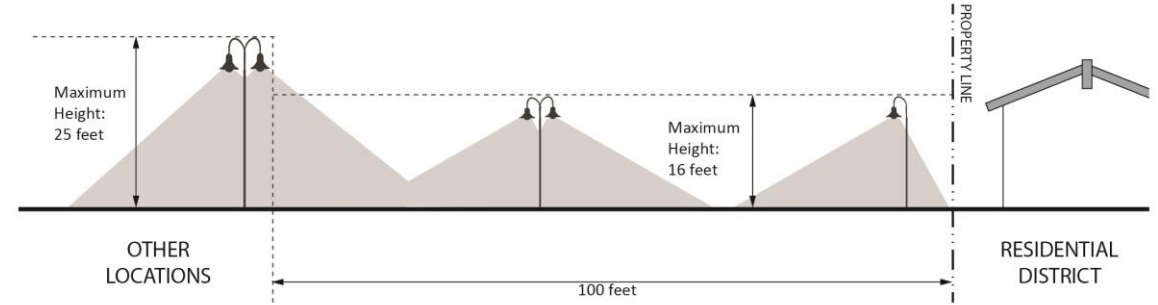
Figure 17.64.040.E-1: Areas Required to be Landscaped



Division III: Citywide Standards-Lighting

17.64 General Site Standards

- Accessory Structures
- Fences, Walls, and Hedges (Updated)
- Landscaping (Updated)
- **Outdoor Lighting and Illumination (New)** →
- Projections into Required Setbacks (New)
- Public Art
- Refuse and Recycling Enclosures (New)
- Swimming Pools and Spas
- Vehicle/Truck Parking and Storage (New)
- Visibility at Intersections



- **Prohibitions** (*searchlights, mercury vapor, other light types*)
- **Outdoor lighting plans required and plan content**
- **Permits required**
- **General requirements** (*height, trespass, scale, landscape accent lighting, coordination with landscaping, lighting design, timing controls, seasonal lighting exempt*)
- **Supplemental requirements** (*for multi-unit residential building, non-residential buildings*)

Division III: Citywide Standards - Refuse

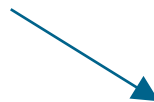
17.64 General Site Standards

- Accessory Structures
- Fences, Walls, and Hedges (Updated)
- Landscaping (Updated)
- Outdoor Lighting and Illumination (New)
- Projections into Required Setbacks (New)
- Public Art
- **Refuse and Recycling Enclosures (New)**
- Swimming Pools and Spas
- Vehicle/Truck Parking and Storage (New)
- Visibility at Intersections

D. Trash Enclosures.

1. For projects that are comprised of individual units with individual trash pick-up, each unit shall be designed to accommodate the required number of trash totes. The project shall provide for the storage in a screened location during the week and provide for the adequate placement of such totes on trash pick-up day.
2. Trash enclosures shall be required for multiple family, commercial and industrial uses. All of the following shall apply regarding materials, construction and design:
 - a. The walls of trash enclosure structures shall be constructed of solid masonry material with a decorative exterior surface finish compatible with the main structure(s). The trash enclosure walls shall be a minimum of six feet in height, and the minimum dimensions shall be adequate for the size and number of dumpster and recycling bins.
 - b. The trash enclosure structure shall have solid heavy gauge metal gates. Decorative gates are encouraged in the Downtown Districts.

Establishes various requirements for enclosures
(materials, paving, covers, access, compactors, signs, noise/odor, visibility)



Division III: Citywide Standards

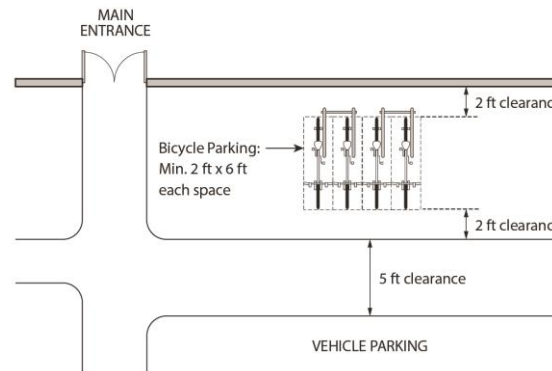
17.68 Parking and Loading

- Required On-Site Parking Spaces **(Updated)** →
- General Provisions
- Alternative Programs for Parking (New)
- Electric Vehicle Charging Stations (New)
- Bicycle Parking (New)
- Loading Parking Area Development and Design Standards
- Accessory Structures

Required EV charging spaces, exceptions, size, accessibility, standards for stations (all per CalGreen)

Revised table that establishes required parking by use in the Downtown, in all other districts

Table 17.68.030.B-1: Required Parking in the Downtown and Mixed-Use Zones		
	Downtown Zones (DX-1, DX-2, DX-3, and DX-4)	Mixed-Use Zones (CMU-WM, CMU-E, CMU-K, CMU-A, CMU-F, and CCMU)
New Residential Uses		
Studio and 1 bedroom	1 space per unit	1 space per unit plus 1 additional guest space every 5 units for projects greater than 4 units
2 bedrooms	1.25 spaces per unit	1.25 spaces per unit plus 1 guest space for every 5 units for projects greater than 4 units
3 or more bedrooms	1.5 spaces per unit	1.5 spaces per unit plus 1 guest space for every 5 units for projects greater than 4 units
Non-Residential Uses		
Office	1 space per 500 square feet	1 space per 500 square feet
Retail	1 space per 500 square feet	1 space per 500 square feet
Restaurant	1 space per 500 square feet	1 space per 500 square feet



Bike parking requirements (New)

Division III: Citywide Standards - Parking

17.68 Parking and Loading

- Required On-Site Parking Spaces (Updated)
- General Provisions
- **Alternative Programs for Parking (New)**
- Electric Vehicle Charging Stations (New)
- Bicycle Parking (New)
- Loading Parking Area Development and Design Standards
- Accessory Structures

- Reductions for:
 - Affordable units
 - Var/van pool operations
 - Transit accessibility
 - Shared parking
 - Bicycle parking
 - Other
- In-lieu parking fee

17.68.050 Alternative Programs for Parking (New)

- A. **Affordable Units.** On-site parking requirements for affordable multi-unit dwellings of three or more units of moderate income or below may be reduced to the following, unless further reduced by AB 2345 or other State law:
1. **Required Parking Spaces.**
 - a. Studios and one bedroom units: One space per unit
 - b. Two bedroom units: 1.25 spaces per unit
 - c. Three or More Bedrooms: 1.5 spaces per unit
 2. **Guest Parking.** One additional uncovered guest parking space must be provided for every 5 units
 3. **Covered Spaces.** One covered space per unit is required.
- B. **Parking Reductions.** The number of on-site parking spaces required may be reduced as follows:
1. **Private Car/Van Pool Operations.** Office or Industrial developments which guarantee preferred parking spaces to employees who participate regularly in car or van pool may have their parking reduced by one space for every one space which is marked for car or van pool at a preferred location.

Division III: Citywide Standards

17.64 General Site Standards

- Accessory Structures
- Fences, Walls, and Hedges (Updated)
- Landscaping (Updated)
- Outdoor Lighting and Illumination (New)
- Projections into Required Setbacks (New)
- Public Art
- Refuse and Recycling Enclosures (New)
- Swimming Pools and Spas
- **Vehicle/Truck Parking and Storage (New) →**
- Visibility at Intersections
- **Truck storage**
- **RV, boat, trailer storage** (*habitation, residential zones, non-residential zones, at hospitals*)
- **Inoperable vehicles**
- **Permanent trailers/portable storage/ISO containers**
- **Temporary and portable storage units**

Division III: Citywide Standards - Signs

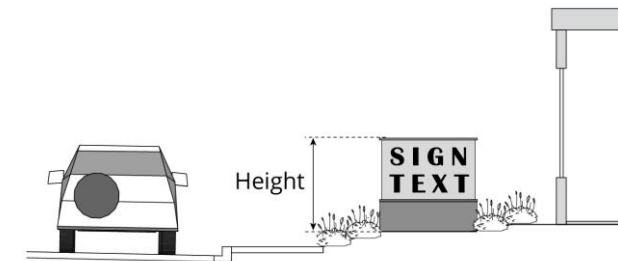
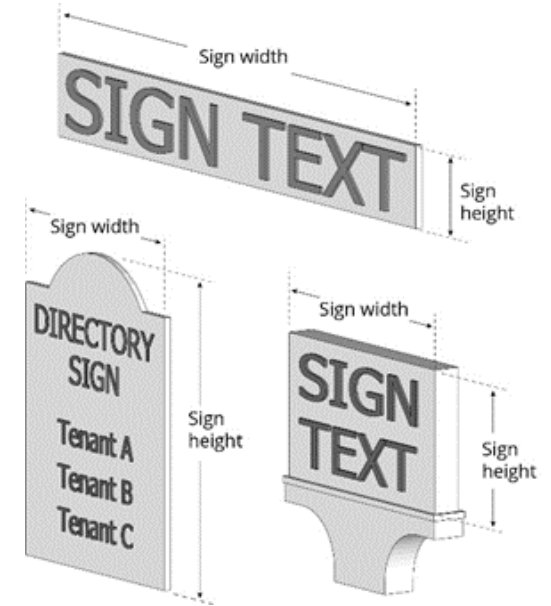
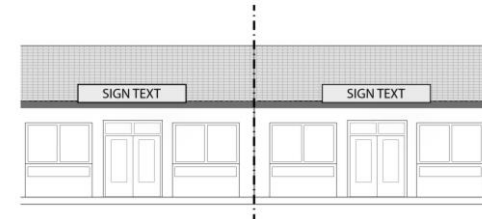
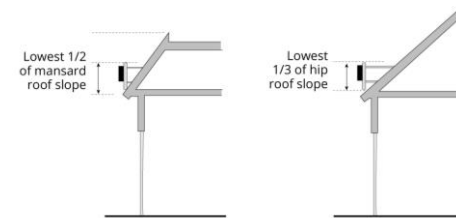
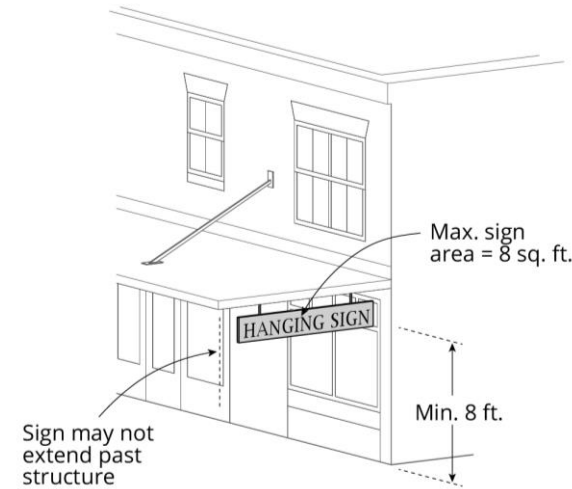
17.72 Signs - Updated format and graphics

Table 17.72.050.B-1: Standards for All Permanent Signs

Zone(s)	Max. Sign Height, Building-Mounted	Max. Sign Height, Freestanding	Total Sign Area per Business or Development	Min. Distance from Property Line
R-1, N-P, R-LM	10 ft	5 ft	4 sf per residential business; 24 sf per residential limited retail use ¹	R-1, R-LM: 15 ft N-P: 5 ft Residential limited retail use: 0 ft.
RM, RH	20 ft	8 ft	20 sf for residential uses; 24 sf per residential limited retail use	5 ft
CMU-E, CMU-K, CMU-F, CMU-A, DX-2, DX-3	30 ft	8 ft	2.0 sf per linear foot of building frontage; not to exceed 175 sf	CMU zones: 5 ft DX-2 and DX-3: 0 ft
DX-1, DX-4, CMU-WM	30 ft	8 ft	2.0 sf per linear foot of building frontage; not to exceed 175 sf	0 ft

Notes:

1. The Zoning Administrator may grant by Zoning Administrator Permit an increase in the maximum total sign area for all permanent signs in these zones for public parks and recreation facilities, public schools, governmental facilities, public cultural facilities, and nonprofit hospitals.



Division III: Citywide Standards

17.84 Standards for Specific to Uses and Activities

- **Alcoholic Beverage Sales**
- **Automobile/Vehicle Sales and Services Uses**
- **Bed and Breakfast Lodging**
- **Beekeeping**
- **Community Gardens**
- **Drive-Through Establishments**
- **Emergency Shelters, Daytime Service Facilities, and Low Barrier Navigation Centers**
- **Firearms Sales**
- **Hazardous Waste Management Facilities**
- **Home Occupations and Cottage Food Operations**
- **Hookah Lounges**
- **Live/Work**
- **Manufactured Home Parks, RV/Trailer Parks, and Manufactured Buildings**
- **Mobile Vendors**
- **Non-Traditional Financial Institutions**
- **Outdoor Display, Sales, and Dining**
- **Recycling Facilities**
- **Residential Limited Retail**
- **Short-Term Rental**
- **Single Room Occupancy Units**
- **Smoke Shops**
- **Temporary Uses**

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

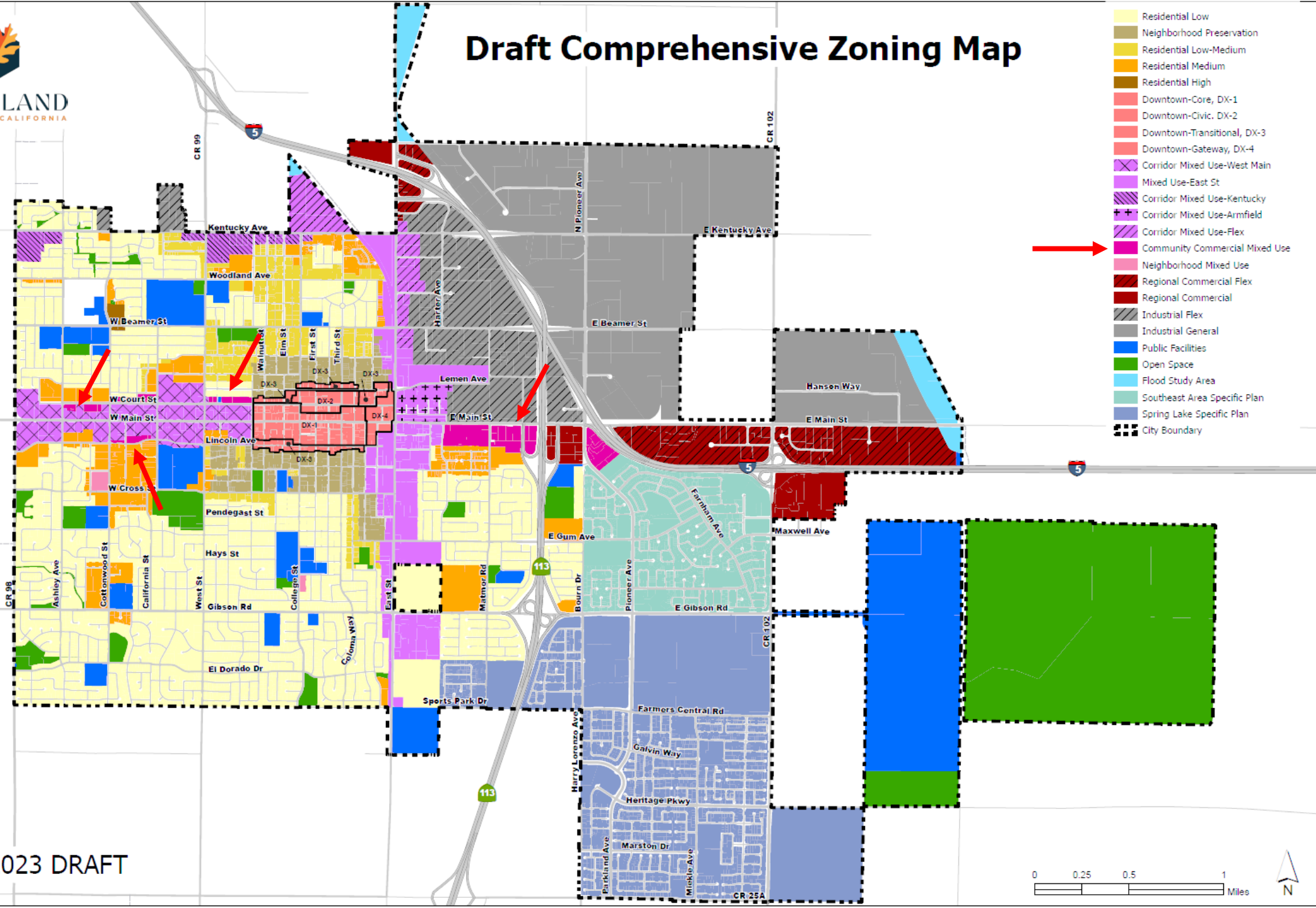
Project Review Example



Live/Work in the CCMU

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



Example #1: Live/Work in the CCMU

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 Areas

17.56 Building and Site Design Standards

17.60 Reserved

17.136 Definitions of Terms

17.140 Definitions of Sign Terms

17.144 Definitions of Uses

Community Commercial Mixed-Use (CCMU). The Community Commercial Mixed-Use zone is intended to support commercial development that serves local neighborhoods as well as the rest of the City but does not regularly attract regional, visitor, or pass-through traffic. Uses in this zone include retail, services, grocery stores, restaurants, professional offices, hotels and similar commercial uses, as well as higher density housing and mixed-use development. The CCMU zone implements the Community Commercial General Plan land use designation.

Live/Work. A unit that combines a work space for commercial activities and incidental residential occupancy occupied and used by a single household in a structure that has been constructed or converted for such use and modified to accommodate residential and non-residential occupancies in compliance with the Building Code.

Example #1: Live/Work in the CCMU

17.32 Mixed-Use Zones

- 17.32.010 Purpose and Applicability
- 17.32.020 Use Regulations
- 17.32.030 Development Standards
- 17.32.040 Supplemental Regulations

Use Table (P, A, C, or —) and references

17.32.020 Use Regulations

Table 17.32.020-1, Use Regulations – Mixed-Use Zones lists the uses permitted, permitted with a staff-level Minor Use 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 17.32.020-1: Use Regulations – Mixed-Use Zones

Use Classification	CMU- WM	CMU- E	CMU- K	CMU- A	CMU- F	CCM- U	MMU	Additional Regulations
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"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed

Residential Uses

Single-Family

Detached	—	A	A ¹	A	—	—	—	
Attached	—	A	A ¹	A	—	—	—	
Duplex	—	A	—	A	—	—	—	
Small Lot Subdivision	P	P	A ¹	A	—	A ²	—	
Multi-Unit Dwelling	P	P	P ¹	P	—	P ²	P	

Family Day Care

Small	P	P	P	P	—	P	P	
Large	P	A	—	A	—	—	—	
Live/Work	P ²	P	P ¹	A	A	A	P	See Section 17.84.230, Live/Work
Manufactured Home Park	—	C	—	—	—	—	—	See Section 17.84.240, Manufactured Home Parks, RV/Trailer Parks, and Manufactured Buildings

Residential Care Facilities

Small	P	P	P	P	—	—	A	
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Example #1: Live/Work in the CCMU

17.32 Mixed-Use Zones

- 17.32.010 Purpose and Applicability
- 17.32.020 Use Regulations
- 17.32.030 Development Standards
- 17.32.040 Supplemental Regulations

Density (du/ac), Intensity (FAR), Lot Coverage, Height, Setbacks, and Required Open Space

17.32.030 Development Standards

Table 17.32.030-1, Development Standards – Mixed-Use Zones establishes the development standards for the Mixed-Use zones. Letters refer to subsections that directly follow the table.

Table 17.32.030-1: Development Standards – Mixed-Use Zones

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%

- Additional FAR for community benefits
- Height transitions adjacent to residential
- Building location requirements
- Front setback exceptions

Example #1: Live/Work in the CCMU

17.32 Mixed-Use Zones

- 17.32.010 Purpose and Applicability
- 17.32.020 Use Regulations
- 17.32.030 Development Standards
- 17.32.040 Supplemental Regulations

References to other applicable standards:

17.32.040 Supplemental Regulations

- A. **Mixed Use, Commercial, and Employment Zones Design Standards.** See Section 17.56.070, Mixed Use, Commercial and Employment Zones Design Standards.
- B. **Citywide Standards.** All development is subject to the provisions of Division III, Citywide Standards.

Example #1: Live/Work in the CCMU

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

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

- Durability of Materials (lifespan, protection)
- Shade and Cooling Requirements (thermal design measures)

Example #1: Live/Work in the CCMU

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

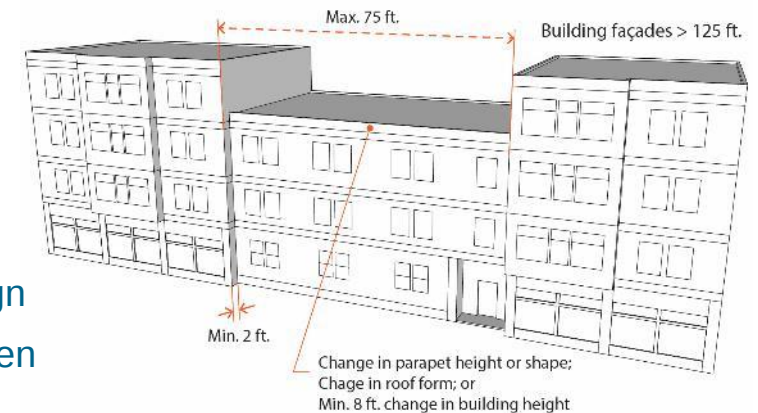
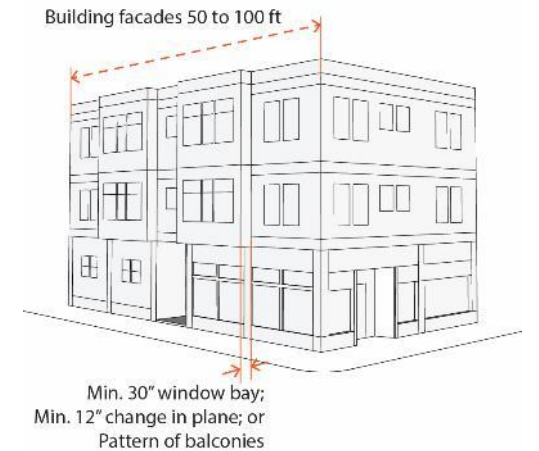
17.56.050 Preservation/Restoration of and Additions to Historic Structures

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

- Applicability (*all commercial, mixed-use and employment zones, excluding mixed-use projects that are 2/3 residential*)
- Building Orientation and Articulation
- Commercial/Retail Frontage
- Industrial Building Frontage
- Entrances
- Windows and Lighting
- Blank Walls
- Materials and Colors
- Additions/Remodels
- Pedestrian Circulation
- Parking Access and Design
- Common and Publicly Open Space
- Industrial Site Design
- Large-Scale industrial Development



Example #1: Live/Work in the CCMU

Division I: General Provisions

Division II: Zoning Regulations

Division III: Citywide Standards →

Division IV: Administration and Procedures

Division V: Definitions

17.64 General Site Standards

17.68 Parking and Loading

17.70 Screening Standards

17.72 Signs

17.76 Performance Standards

17.80 Nonconforming Provisions

17.84 Standards for Specific Uses and Activities →

17.88 Flood Management

17.84.230 Live/Work

- A. **Establishment** – *may be conversion of existing building or new construction*
- B. **Design** – *description of the 4 typical models (Live-Within, Live-Above, Live-Behind, Live-in-Front)*
- C. **Uses** – *allowed non-residential uses and standards related to separation of residential and non-residential activities*
- D. **Location and Size** – *standards for breakdown of residential vs. non-residential space*
- E. **Performance Considerations** – *in addition to Citywide performance standards*
- F. **Business License** – *required at all times*
- G. **Unit Rental and Sale** – *prohibits*

Example #1: Live/Work in the CCMU

Division I: General Provisions

Division II: Zoning Regulations

Division III: Citywide Standards

Division IV: Administration and Procedures

Division V: Definitions

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
17.116	Precise Plans
17.120	Specific Plans
17.124	Reserved
17.128	Enforcement
17.132	Reserved

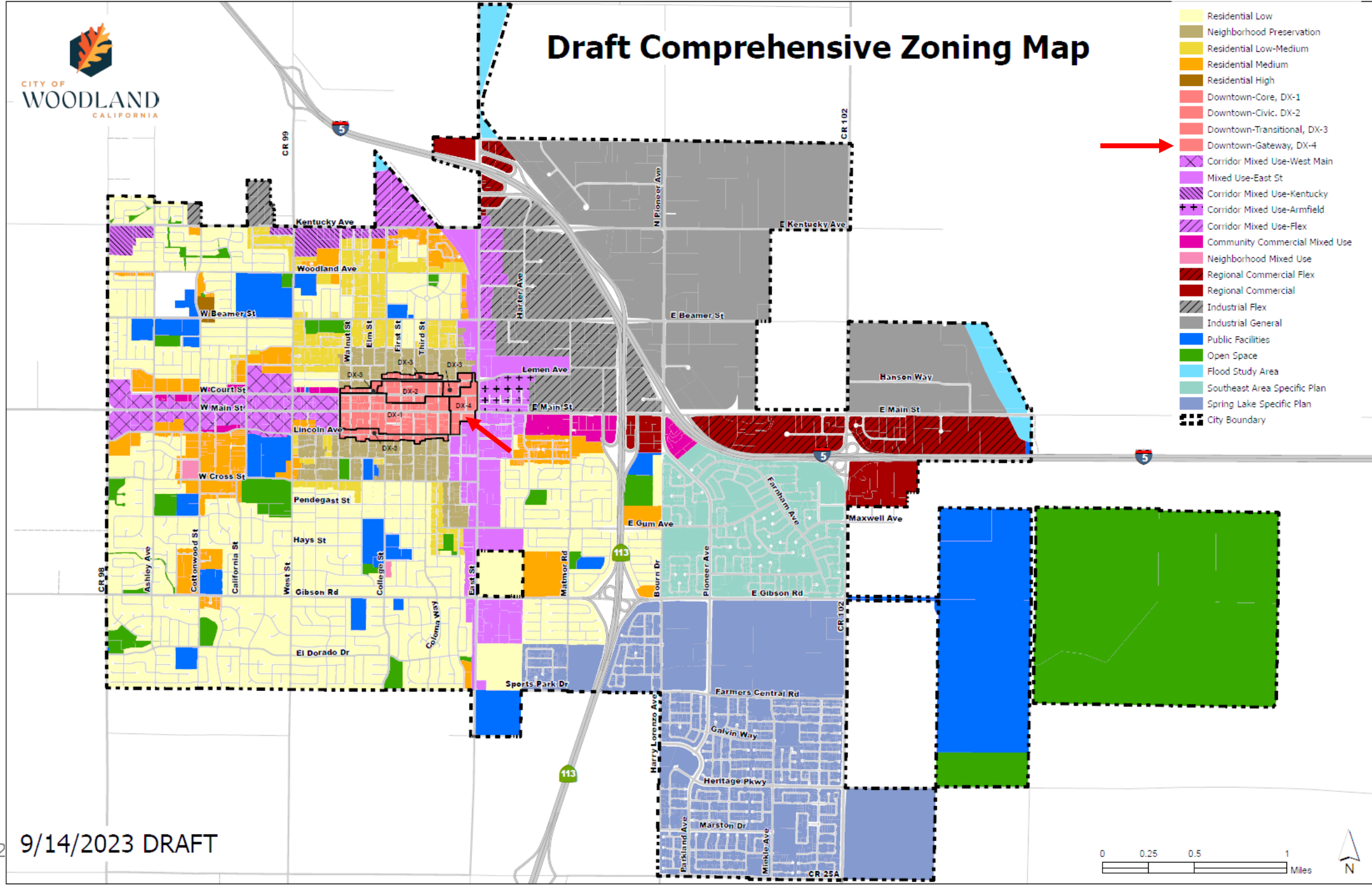
17.96 Common Procedures: Includes procedures for all/most permits types (Pre-application Review, Determination of Similar Use, Public Notice, Modifications to an Approved Permit, Appeals, etc.)

17.100.090 Zoning Administrator Permit (Purpose, Applicability, ZAP Application Requirements, Public Hearings and Notice Requirements, Conditions of Approval, Applies to Land, Referral to PC, Findings)

17.100.050 Development Review Tier 1 or 2 (depending on the number of units and whether the project is new construction)

Example #2: Veterinary clinic in the DX-4

Draft Comprehensive Zoning Map



Example #2: Vet Clinic in the DX-4

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 Areas

17.56 Building and Site Design Standards

17.60 Reserved

17.136 Definitions of Terms

17.140 Definitions of Sign Terms

17.144 Definitions of Uses

Downtown Gateway (DX-4). The Downtown Gateway zone supports a vibrant mixed-use node at the primary entry point to Woodland's historic downtown core. Centered on Main Street between 5th Street and East Street, the DX-4 zone facilitates a mix of uses and open spaces that welcome residents and visitors to the Downtown, that intensify opportunity areas abutting the railroad, and that ensure appropriate transitions to the corridor, downtown, and residential areas. The DX-4 zone implements areas of the Downtown Mixed Use General Plan land use designation.

Veterinary Services. Medical and health services for animals. Typical uses include veterinary offices, pet clinics, and animal hospitals. This classification allows 24-hour accommodation of animals receiving medical or grooming services. This use type excludes kennels.

Example #2: Vet Clinic in the DX-4

17.28 Downtown

- 17.28.010 Purpose and Applicability
- 17.28.020 Use Regulations
- 17.28.030 Development Standards
- 17.28.040 Supplemental Regulations

Footnote 2: Not permitted on properties fronting/adjacent to Main Street.

Use Table (P, A, C, or —) and references

Table 17.28.020-1: Use Regulations - Downtown Zones					
Use Classification	DX-1	DX-2	DX-3	DX-4	Additional Regulations
"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed					
Residential Uses					
Single-Family					
Detached	—	—	P	—	
Attached	—	—	P	—	
Duplex	—	—	P	—	
Small Lot Subdivision	A	A	A	—	
Multi-Unit Dwelling	A ¹	A	A	A ¹	
Accessory Dwelling Unit	See Chapter 17.84, Accessory Dwelling Units				
Family Day Care					
Small	P	P	P	P	
Large	P ¹	C	A	P	
Live/Work	A ¹	P	P	A ¹	See Section 17.84.230, Live/Work
Residential Care Facilities					
Small	—	—	P	—	
Large	—	A ²	A	—	
Commercial Uses					
Animal Care, Sales, and Services					
Grooming	A	P	A	P	
Pet Store	P	P	A	P	
Veterinary Services	P ²	A	A	C ²	
Automobile/Vehicle Sales and Services					
Automobile Rental Office	P	P	P		See Section 17.84.090, Automobile/Vehicle Sales and Service Uses

Example #2: Vet Clinic in the DX-4

17.28 Downtown

- 17.28.010 Purpose and Applicability
- 17.28.020 Use Regulations
- 17.28.030 Development Standards →
- 17.28.040 Supplemental Regulations

Density (du/ac), Intensity (FAR), Lot Coverage, Height, Setbacks, and Required Open Space

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				
Principal Structure	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.
Min. Ground Floor Height, Floor to Ceiling	12 ft.	10 ft.	10 ft.	12 ft.
Min. Upper Floor Height, Floor to Ceiling	9 ft.	9 ft.	9 ft.	9 ft.
Setbacks				

- Additional FAR for community benefits
- Setback from Main Street may be increased to allow for outdoor dining, patios, plaza

Example #2: Vet Clinic in the DX-4

17.28 Downtown

- 17.28.010 Purpose and Applicability
- 17.28.020 Use Regulations
- 17.28.030 Development Standards
- 17.28.040 Supplemental Regulations



References to other applicable standards:

17.28.040	Supplemental Regulations
A.	Preservation/Restoration of and Additions to Historic Structures. See Section 17.56.050.
B.	New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones. See Section 17.56.060.

Example #2: Vet Clinic in the DX-4

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

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

- Durability of Materials (lifespan, protection)
- Shade and Cooling Requirements (thermal design measures)

Example #2: Vet Clinic in the DX-4

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

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

If located in a designated historic resource:

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

Example #2: Vet Clinic in the DX-4

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

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

If NOT in a designated historic resource:

- Applicability
- Orientation
- Façade Design
- Corner Treatment
- Entrances
- Roofs
- Transparency
- Blank Walls
- Exterior Materials
- Awnings and Canopies



Example #2: Vet Clinic in the DX-4

Division I: General Provisions

Division II: Zoning Regulations

Division III: Citywide Standards →

Division IV: Administration and Procedures

Division V: Definitions

17.64 General Site Standards

17.68 Parking and Loading →

17.70 Screening Standards

17.72 Signs

17.76 Performance Standards →

17.80 Nonconforming Provisions

17.84 Standards for Specific Uses and Activities →

17.88 Flood Management

17.68.030 Required On-Site Spaces - 1 per 300 square feet, programs for reductions

17.76.100 Odors, Particulate Matter, and Air Contaminants

17.76.110 Noise

17.84.080 Animal Keeping

G. Animal Hospital – prohibits veterinarian hospitals within 150 feet from any residential district, restaurant, hotel or motel, and requires adequate measures and controls to prevent offensive noise and odor. Prohibits incineration.

Example #2: Vet Clinic in the DX-4

Division I: General Provisions

Division II: Zoning Regulations

Division III: Citywide Standards

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17.128	Enforcement
17.132	Reserved

17.96 Common Procedures: Includes procedures for all/most permits types (Pre-application Review, Determination of Similar Use, Public Notice, Modifications to an Approved Permit, Appeals, etc.)

17.100.100 Conditional Use Permit: Includes Applicability, CUP Application Requirements, Public Notice and Hearing, Conditions of Approval, Approval Applies to Land, Modification, Findings

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.

Email comments and questions: compzoneupdate@cityofwoodland.org



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!

