



GROWING STRONG

WOODLAND'S COMPREHENSIVE ZONING UPDATE

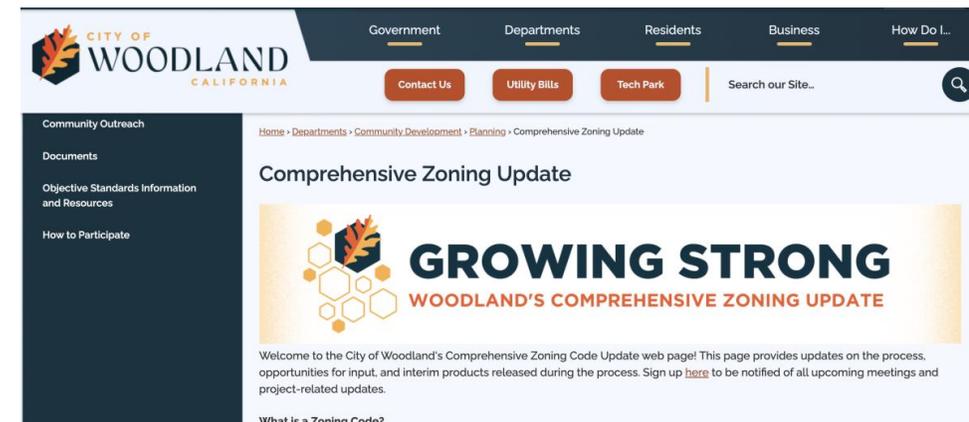
A Review of Division II & III – Housing Focus

Agenda

1. General Plan Background and Direction
2. Zoning Map Overview
3. Housing Related Code Provisions
4. Housing Related Topic Areas of Note

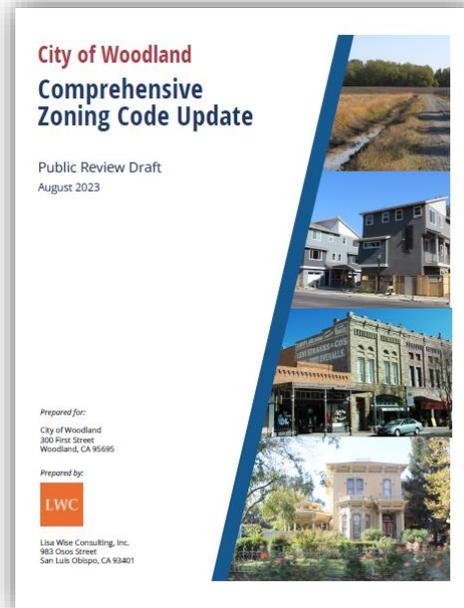
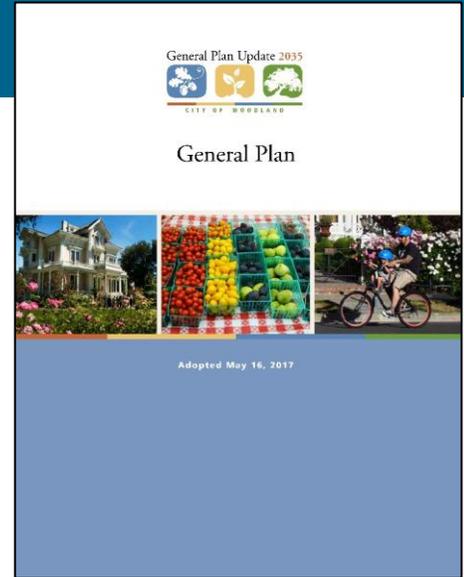
Comprehensive Zoning Code Web Page:

- a. <https://cityofwoodland.org/1165/Comprehensive-Zoning-Update>
- b. Or bit.ly/woodlandzoning



Zoning Code Relationship to General Plan

- The **Zoning Code** is a tool that implements the goals and policies of the **General Plan**
- Woodland's General Plan was updated in May 2017 after a four year planning and review process involving community members, local stakeholders, and based on the guidance and direction of elected and appointed officials
- The General Plan establishes goals and policies for the future growth of the City including where development should happen, the types of development and the intensity of development
- The Zoning Code and General Plan shall be consistent with each other



General Plan Housing Related Goals and Policies

General Plan Goals and Policies Pertaining to Infill Development and Established Neighborhoods

- **Goal 2.G - Existing Neighborhoods.** *Recognize, maintain and celebrate the unique qualities of Woodland's traditional residential neighborhoods.*
- **Goal 2.I - Mixed-Use Corridors.** *Create memorable and engaging retail, residential, and mixed -use places along Main Street, East Street, Kentucky Avenue, and CR 102.*
- **Policy 2.A.6 - Infill Development.** *Encourage infill, redevelopment of and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.*
- **Policy 2.E.2 - Responsiveness to Context.** *Encourage high-quality new development that enhances and blends with the established fabric of the natural, social and built environment, while allowing for innovative architectural styles.*
- **Policy 2.E.3 - Transition Areas.** *Promote the sensitive design of transition areas between different land uses in order to ensure compatibility, and encourage a gradual and compatible shift in scale between different densities and intensities of various uses. Where residential development abuts farmland, a strong urban edge should be maintained, avoiding very low density rural residential development to promote efficiency in land use.*

General Plan Housing Related Goals and Policies

General Plan Goals and Policies Pertaining to Infill Development and Established Neighborhoods Continued...

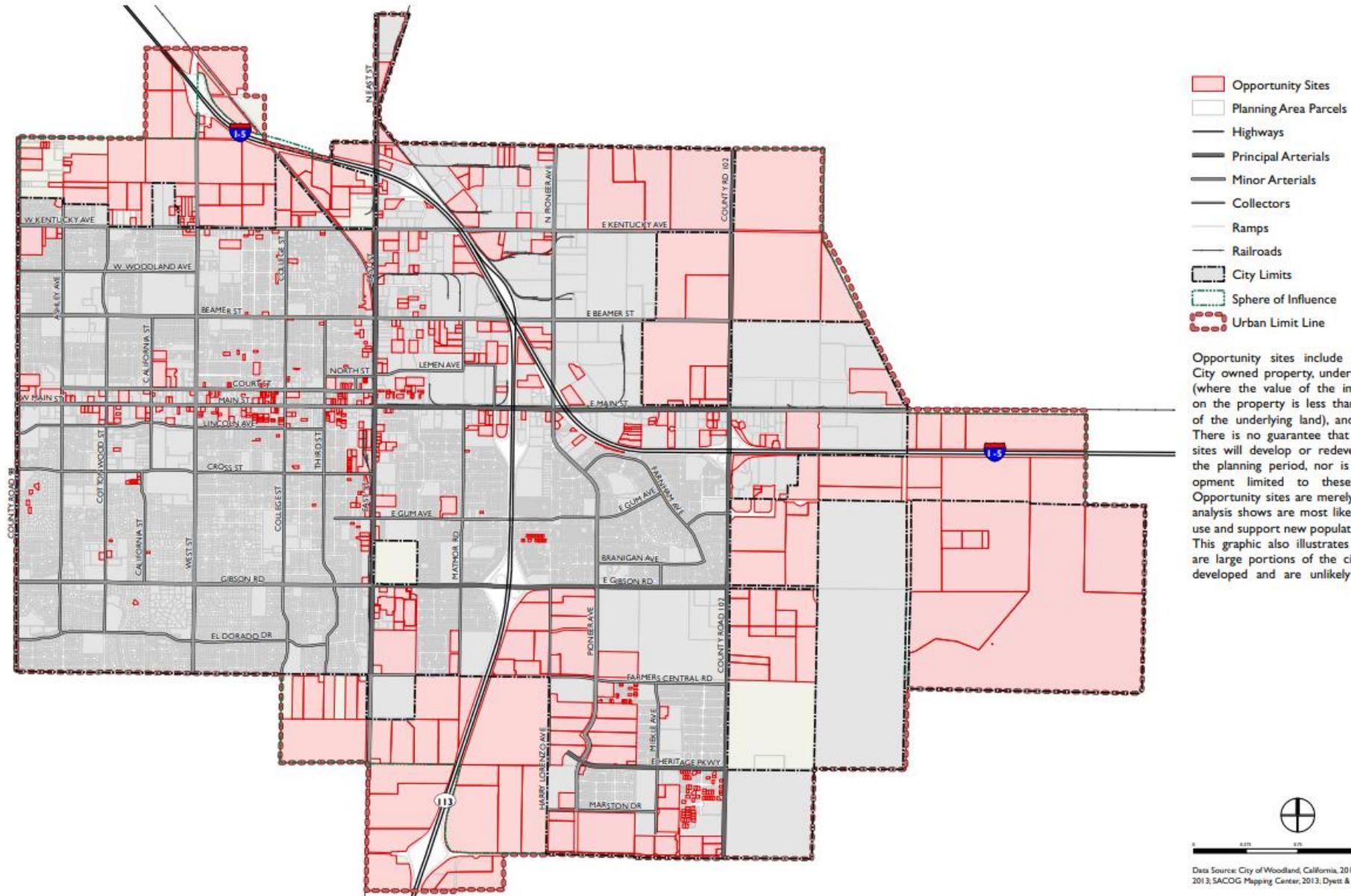
- **Policy 2.G.1 - Distinctive Characteristics.** *Maintain the distinctive characteristics of neighborhoods developed in different eras, including those developed prior to WWII, post war, and in more recent decades.*
- **Policy 2.G.2 - Sensitive New Development.** *Require new construction, additions, renovations, and infill to be physically compatible with neighborhood context, historic development patterns, and building form and scale.*
- **Policy 2.G.3 - Neighborhood Preservation Zone.** *Maintain the Neighborhood Preservation zoning district to foster sensitively designed development at an appropriate density and scale in existing older neighborhood districts.*
- **Policy 2.I.2 - Increase Density.** *Within mixed-use corridors, encourage replacement of older, low-scale, auto-oriented development with well-designed, higher-density, new projects that offer pedestrian orientation, more efficient use of land, and continued, productive economic value.*
- **Policy 2.O.1 - Neighborhood Preservation Overlay District.** *Preserve the Neighborhood Preservation Overlay zoning district to ensure that new development in historic neighborhoods is well-designed and appropriately scaled.*
- **Policy 2.P.3 - Historic Neighborhood Design Criteria.** *Establish design guidelines that ensure that new residential construction, additions, repairs, and remodels in historic neighborhoods are contextual and preserve the historic nature of the neighborhood.*

General Plan Housing Related Goals and Policies

General Plan Goals and Policies Pertaining to New Neighborhoods, New Growth Areas

- **Goal 2.L - New Growth Areas.** *Encourage the creation of well-defined, balanced neighborhoods in new Specific Plan areas.*
- **Goal 2.M - Neighborhoods in New Specific Plan Areas.** *Create distinctive and sustainable new neighborhoods.*
 - Policies speak to compact form, mixed uses and product types, ped- and bike mobility, energy efficiency, green building, incorporation of characterizes of older neighborhoods, etc.
- **Policy 2.A.5 - Complete and Well-Designed Neighborhoods.** *Promote the development of complete neighborhoods with a physical layout and land use mix that allows for a diversity of incomes; puts residents in close proximity to services and amenities; promotes walking, biking, and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities.*

FIGURE 2-2: OPPORTUNITY SITES



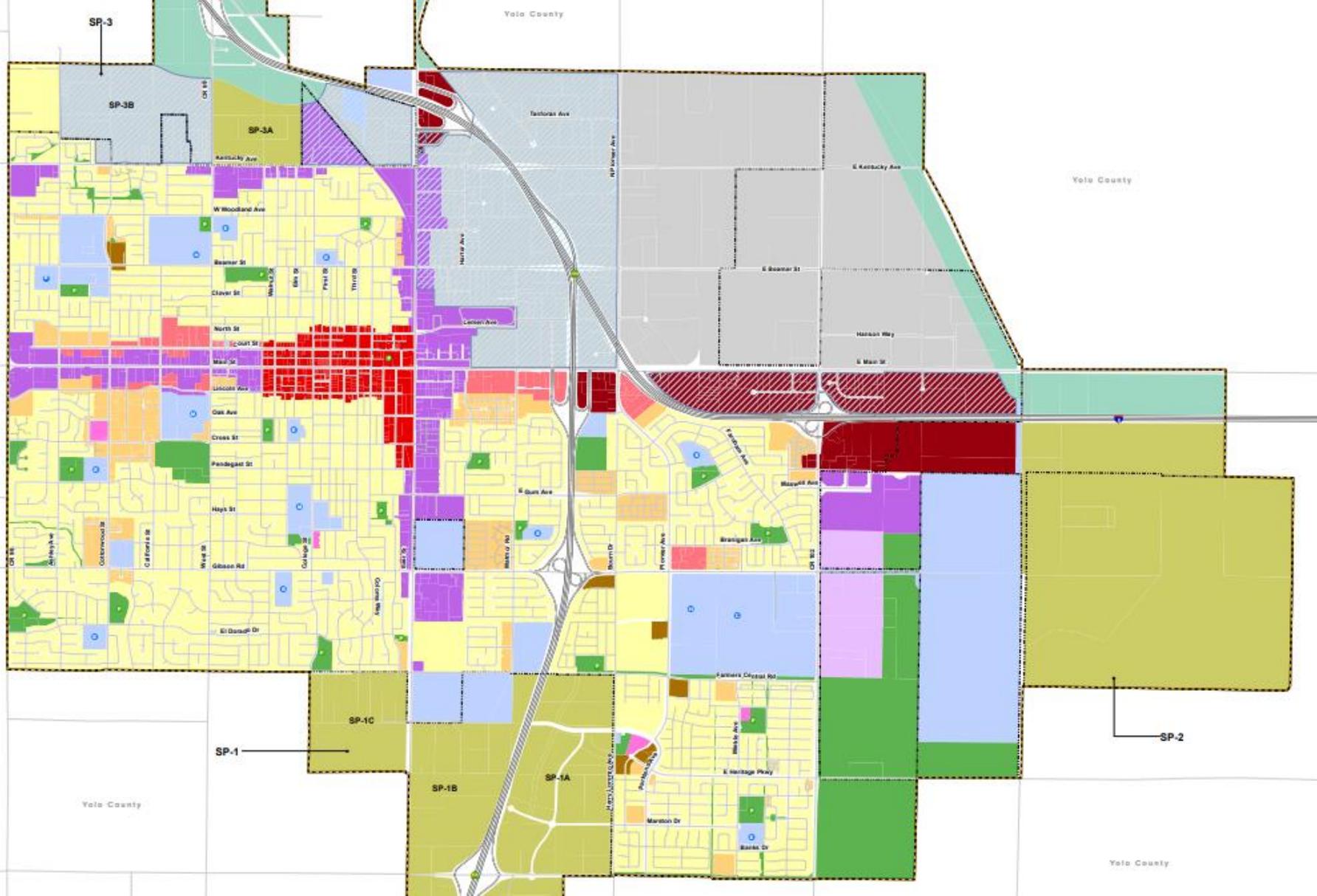


General Plan Land Use 2035

Land Use Designations

- 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)
- Light Industrial Overlay (IF)

- City Boundary
- Urban Limit Line
- Schools
- Elementary School
- Middle School
- High School
- College
- Park



1:15,000 1 in = 0.24 miles

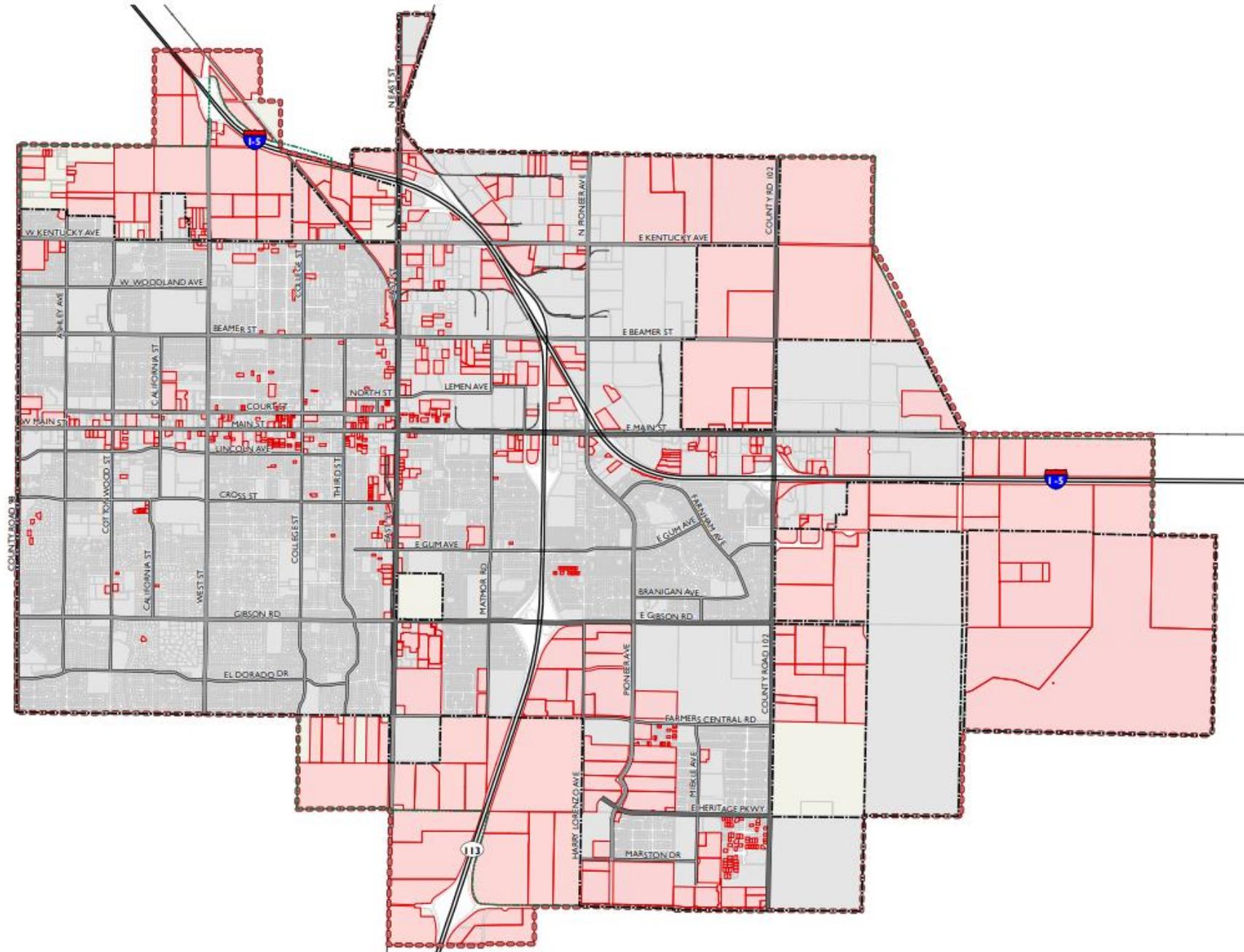
City of Woodland, September 15, 2020
 Information Technology | GIS
 Source: Woodland Planning Dept



ENCOURAGING INFILL RESIDENTIAL DEVELOPMENT

- **2035 General Plan increased allowable densities in CMU Zones from 25 to 40 du/ac**
- **By Right Zoning for Multi-Unit Development / Streamlined Review**
- **Reduced Development Impact Fees for Multi-Unit Development in Downtown, along Commercial Corridors and Infill**
- **Reduced Development Impacts Fees for Smaller Housing Units Citywide**
- **Promotion of Accessory Dwelling Units (website)**
- **Update of Affordable Housing Ordinance**
- **2/3rds of Residential Development in WRTP Specific Plan Medium or High Density**
- **NEW – proposed Small Lot Subdivision**
- **NEW – proposed R-LM Zone 5-15 du/ac**
- **NEW – proposed Allowance of residential in CCMU zone**

FIGURE 2-2: OPPORTUNITY SITES



- Opportunity Sites
- Planning Area Parcels
- Highways
- Principal Arterials
- Minor Arterials
- Collectors
- Ramps
- Railroads
- City Limits
- Sphere of Influence
- Urban Limit Line

Opportunity sites include vacant land, City owned property, underutilized land (where the value of the improvements on the property is less than the value of the underlying land), and farmland. There is no guarantee that opportunity sites will develop or redevelop within the planning period, nor is new development limited to these areas. Opportunity sites are merely those that analysis shows are most likely to change use and support new population or jobs. This graphic also illustrates that there are large portions of the city that are developed and are unlikely to change.



Data Source: City of Woodland, California, 2013; Yolo County, 2013; SACOG Mapping Center, 2013; Dyett & Bhatia, 2013

Residential Zones

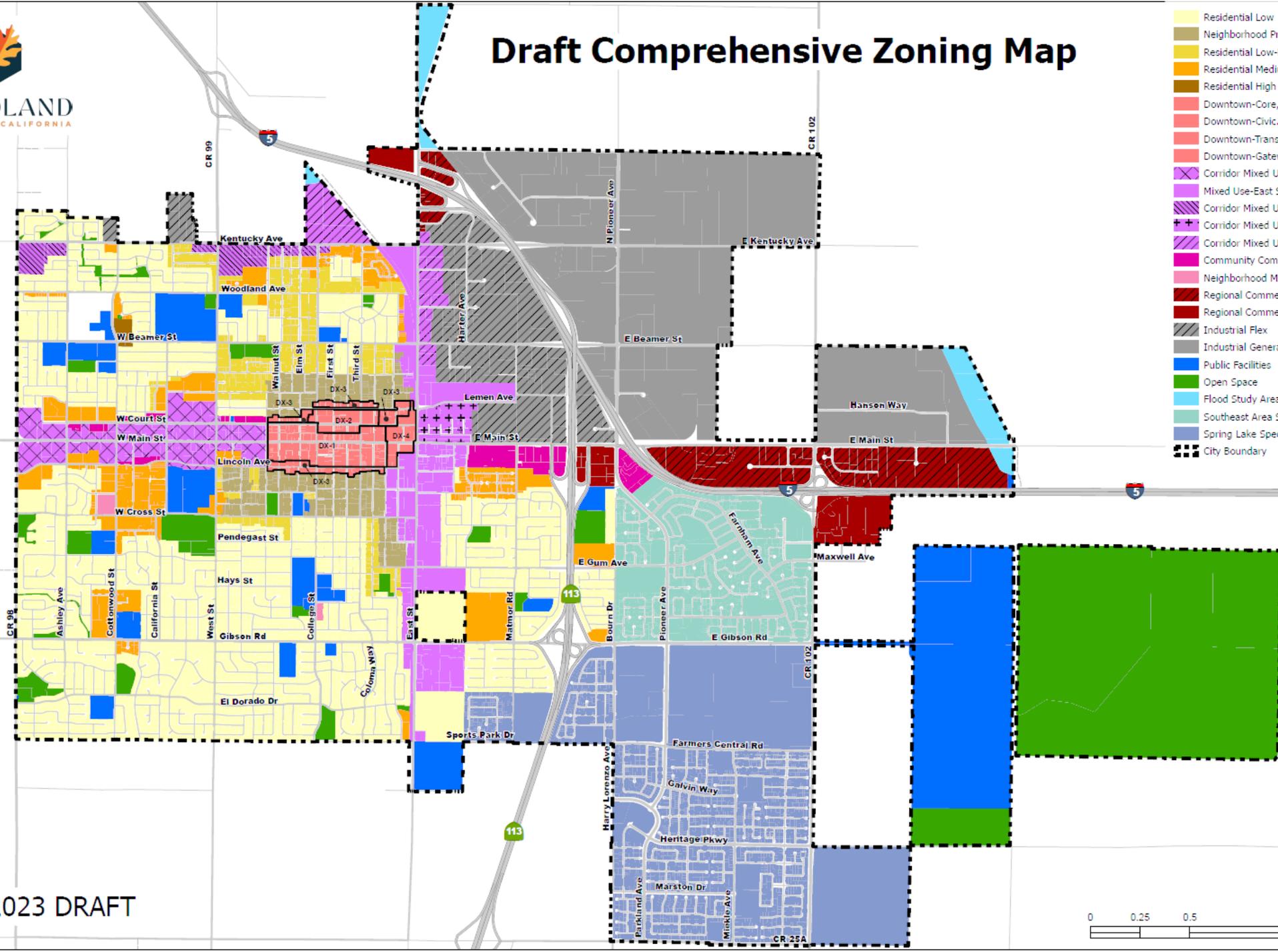
-  Residential Low 1-8 dwelling units per acre
-  Neighborhood Preservation 1-8 dwelling units per acre
-  Residential Low-Medium 5-15 dwelling units per acre
-  Residential Medium 8.1-19.9 dwelling units per acre
-  Residential High 20-40 dwelling units per acre

Zones Where Residential Uses are Allowed

-  Downtown-Core, DX-1 unlimited residential density
-  Downtown-Civic, DX-2 unlimited residential density
-  Downtown-Transitional, DX-3 unlimited residential density
-  Downtown-Gateway, DX-4 unlimited residential density
-  Corridor Mixed Use-West Main 20-40 dwellings units per acre
-  Mixed Use-East St 20-40 dwellings units per acre
-  Corridor Mixed Use-Kentucky 20-40 dwellings units per acre
-  Corridor Mixed Use-Armfield 20-40 dwellings units per acre
-  Corridor Mixed Use-Flex 20-40 dwellings units per acre
-  Community Commercial Mixed Use 15-30 dwellings units per acre
-  Neighborhood Mixed Use 20-40 dwellings units per acre

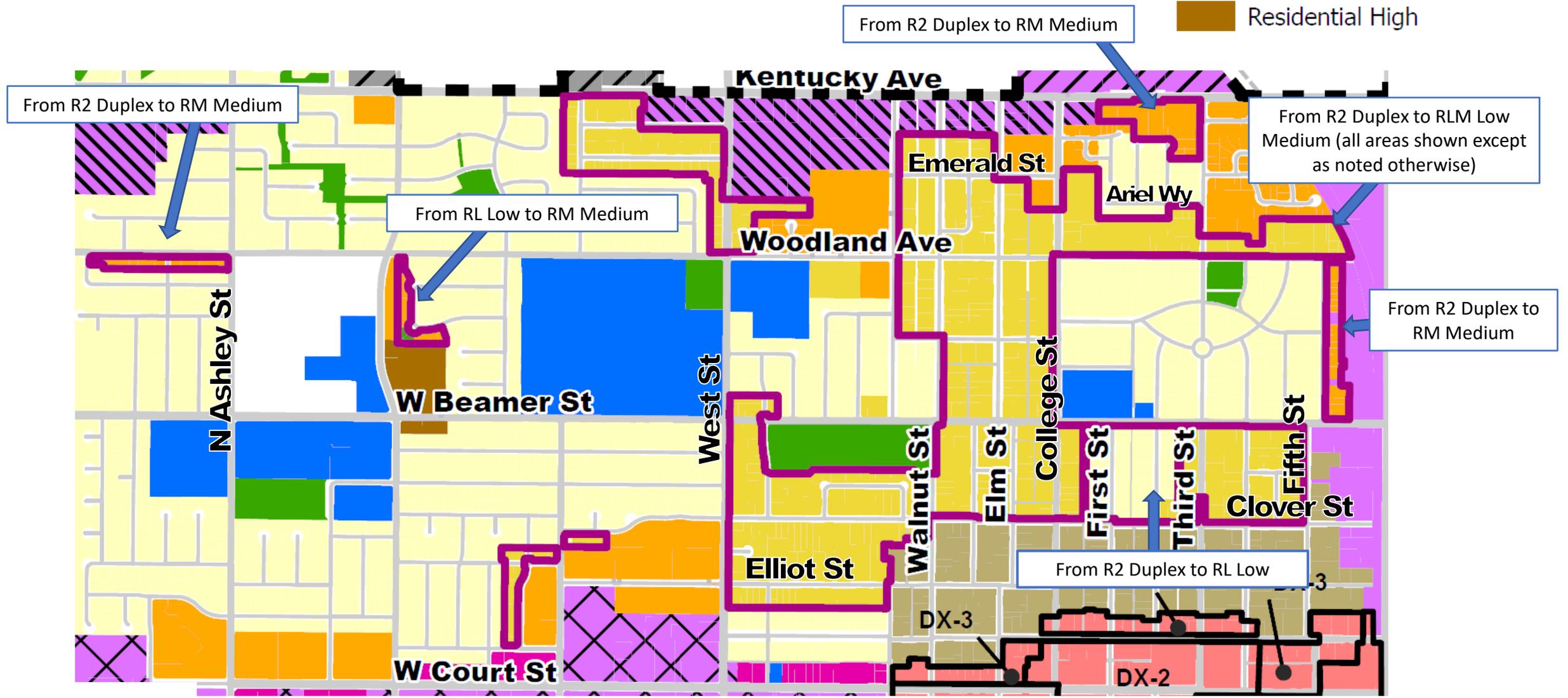
Draft Comprehensive Zoning Map

-  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

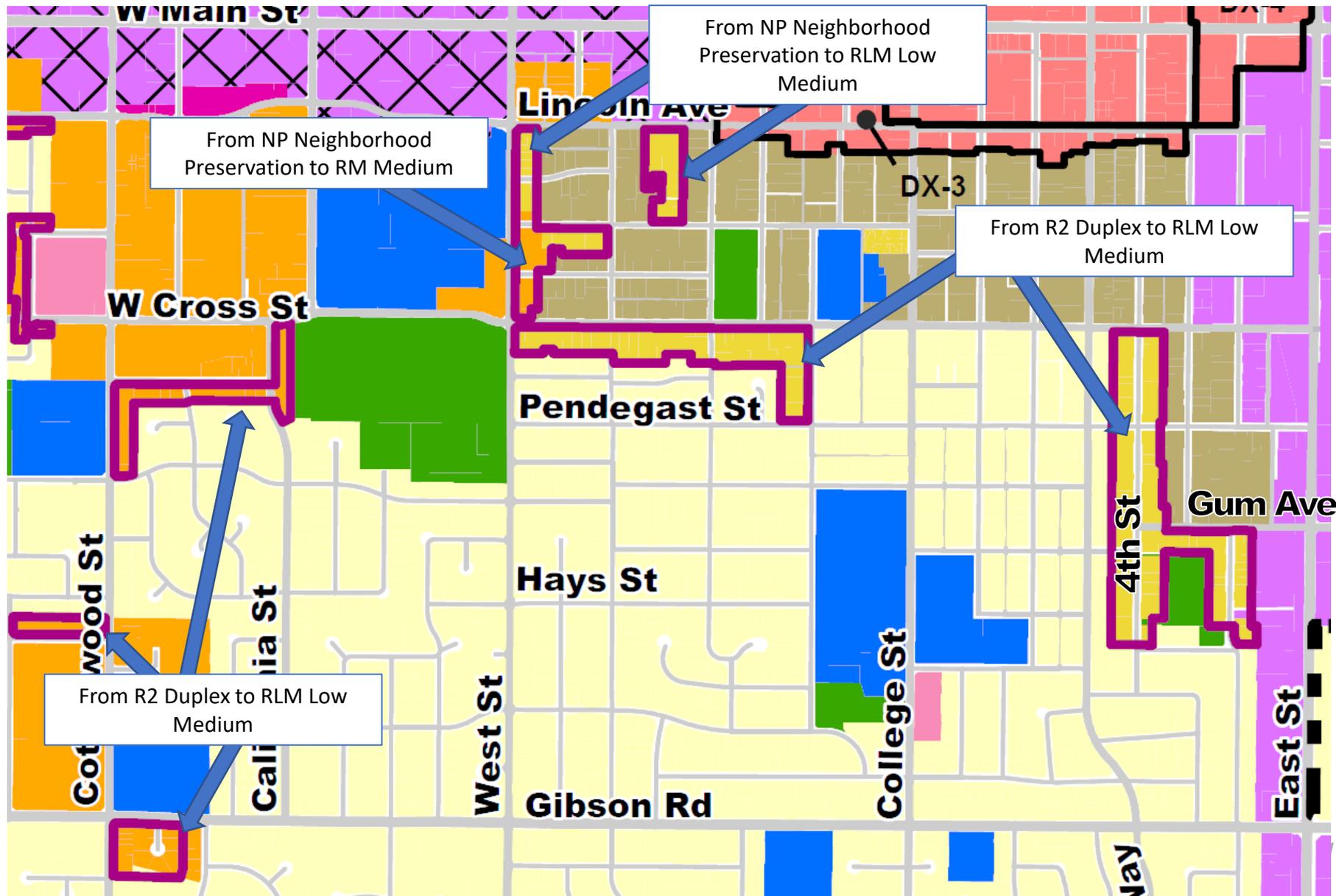


Proposed Areas of Residential Zone Change Shown NW Area between Court St and Kentucky Avenue

- Neighborhood Preservation
- Residential Low-Medium
- Residential Medium
- Residential High



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



- Neighborhood Preservation
- Residential Low-Medium
- Residential Medium
- Residential High



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



- Neighborhood Preservation
- Residential Low-Medium
- Residential Medium
- Residential High



Development Standards – Residential Zones

Table 17.24.030-1: 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.)					
<i>Corner Lot</i>	Min. 6,000	Min. 6000	Min. 6000	n/a	n/a
<i>Interior Lot</i>	Min. 5,000	Min. 5,000	Min. 5,000	n/a	n/a
<i>Small Lot Subdivision</i>	Min. 3,000	Min. 3,000	Min. 3,000	n/a	n/a
Lot Width (ft.)					
<i>Corner Lot</i>	Min. 60	Min. 60	Min. 60	n/a	n/a
<i>Interior Lot</i>	Min. 50	Min. 50	Min. 50	n/a	n/a
<i>Small Lot Subdivision (see Section 17.56.040)</i>	Min. 32	Min. 32	Min. 32	n/a	n/a
Max. Lot Coverage	50%	50%	60%	60%	70%

Development Standards – Residential Zones

Standard	R-L	N-P	R-LM	R-M	R-H
<i>Building Form and Placement Standards</i>					
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				

Development Standards – Residential Zones

Standard	R-L	N-P	R-LM	R-M	R-H
Site and Open Space Standards					
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
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

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

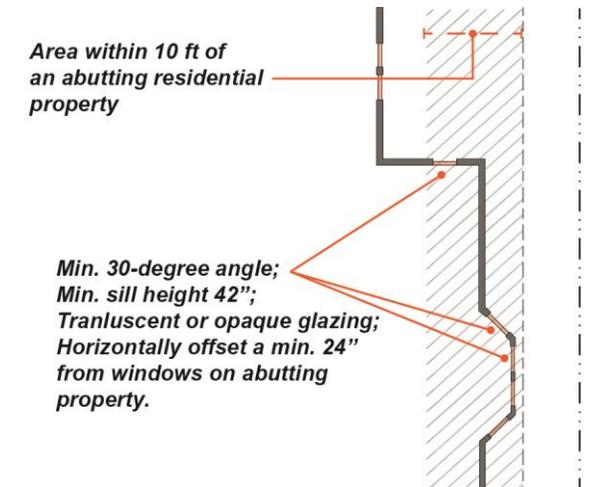
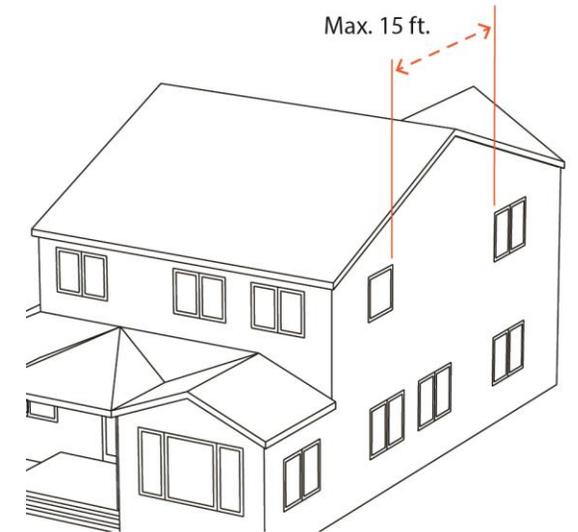
17.56.050 Preservation/Restoration of and Additions to Historic Structures

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

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



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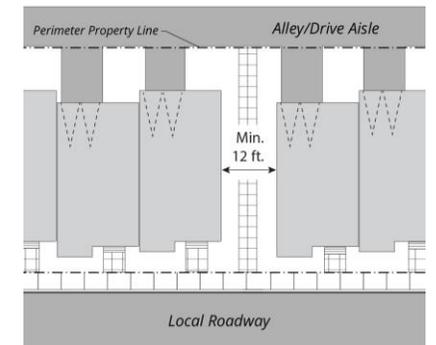
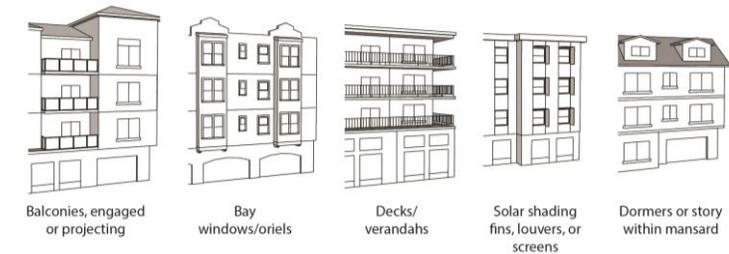
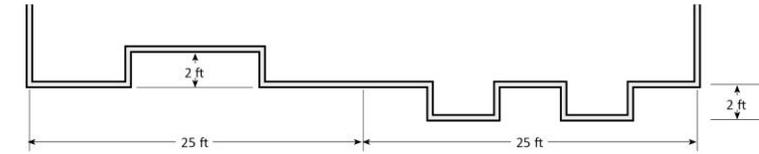
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17.56.060 New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones

17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

17.56.080 Public Facilities and Open Space Zones Design Standards

- Applicability (*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

17.56.010 General Design Standards

17.56.020 Single-Family and Duplex Design Standards

17.56.030 Multi-Unit Design Standards

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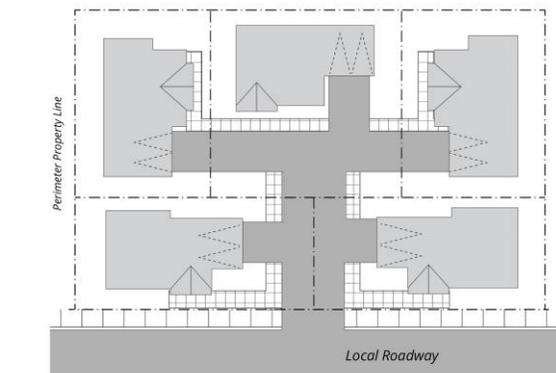
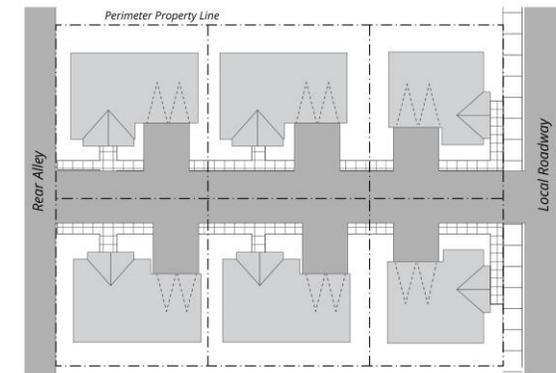
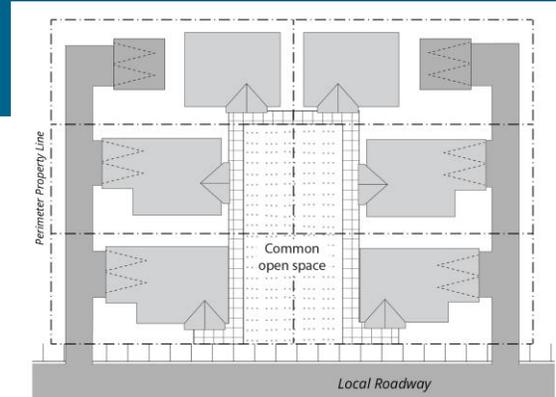
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17.56.060 New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones

17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

17.56.080 Public Facilities and Open Space Zones Design Standards

- 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



HIGHLIGHTS



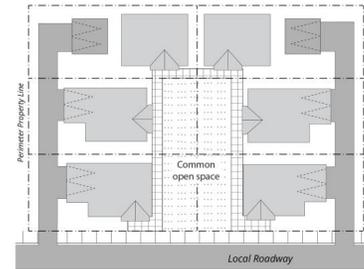
Small Lot Subdivision (New)

CZC Section 17.56.040

- **Purpose** – allow for greater development flexibility on residential infill sites while retaining the essential rhythms of the surrounding neighborhood.
- Create more affordable home-ownership opportunities.
- In R-L and NP, only single family and duplex product types. In R-LM, R-M and R-H, attached product types are permitted.
- Perimeter setback and height limits intended to reflect those of established neighborhood.



Detached units



Attached units



Residential Limited Retail (New)

CZC Section 17.84.320



- **Purpose** – allow for small-scale neighborhood-serving commercial establishments in the lower density residential areas that can provide convenient, walkable access to amenities such as coffee-shops, deli’s, bakeries, flower shops, bike repair, etc.
- Allowed on corner lots on collectors roadways in (RL, NP, RLM, and RM Zones)
- Specific Criteria in Division III (17.84.320); operation, design, and allowed uses. Must make findings.

RV Parking (Updated) CZC Section 17.64.100

Current Code:

One mobile home, camper, motor home or trailer may be stored off the street and on a property as long as it is parked on an impervious surface, and provided that no living quarters shall be maintained or business conducted...

Proposed Code:

- On a single family site, recreational vehicles shall be parked on a nonpermeable surface in a fenced area, or in the rear yard or side yard, screened by a wall or solid fence not less than six feet in height.
- Recreational vehicles shall not project beyond the front limits of the home.
- A recreational vehicle may be parked in a driveway or front of home for up to 96 hours in any month.
- A recreational vehicle that is not loading or unloading shall not be parked more than 72 hours in any one location at a time.



Fence Heights in Residential Zones (Updated)

CZC Section 17.64.030



Chain link fencing is prohibited, however, welded horizontal and vertical wire or cables that are supporting by a decorative frame may be allowed as a fencing material.

Residential Front Yard Fence Placement and Height

On front yard property line, max height 3 foot 6 inches.

- Increase to 5 feet if 80% transparent and setback 5 feet from property line
- Increase to 6 feet if top 2.5 feet is 80% transparent and setback 10 feet from property line
- One entry gateway, trellis, Arbor or other entry decorative feature in the front yard

Fourplex Residential

For Discussion:

General Plan includes the following language in the Low Density Residential land use description:

- *With conditional review, allow for the consideration of up to 4 units on a lot in appropriate locations, based on density, exemplary design, and site compatibility assessment (in no case to exceed 8 dwelling units per acre).*
 - Consider adding Fourplex to land use tables.
 - Allow “by-right” or with ZAP wherever multi-unit dwellings are allowed by-right or with a ZAP
 - Allow with a (CUP or ZAP < staff level discretionary review) in R-L and NP zones ?
 - Should the code allow only “stacked” fourplex in low density residential zones, which tend to look more like large single family units? Or allow any type such as in-line attached?





Street facing



Deep lot



Parking

DISCUSSION



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.



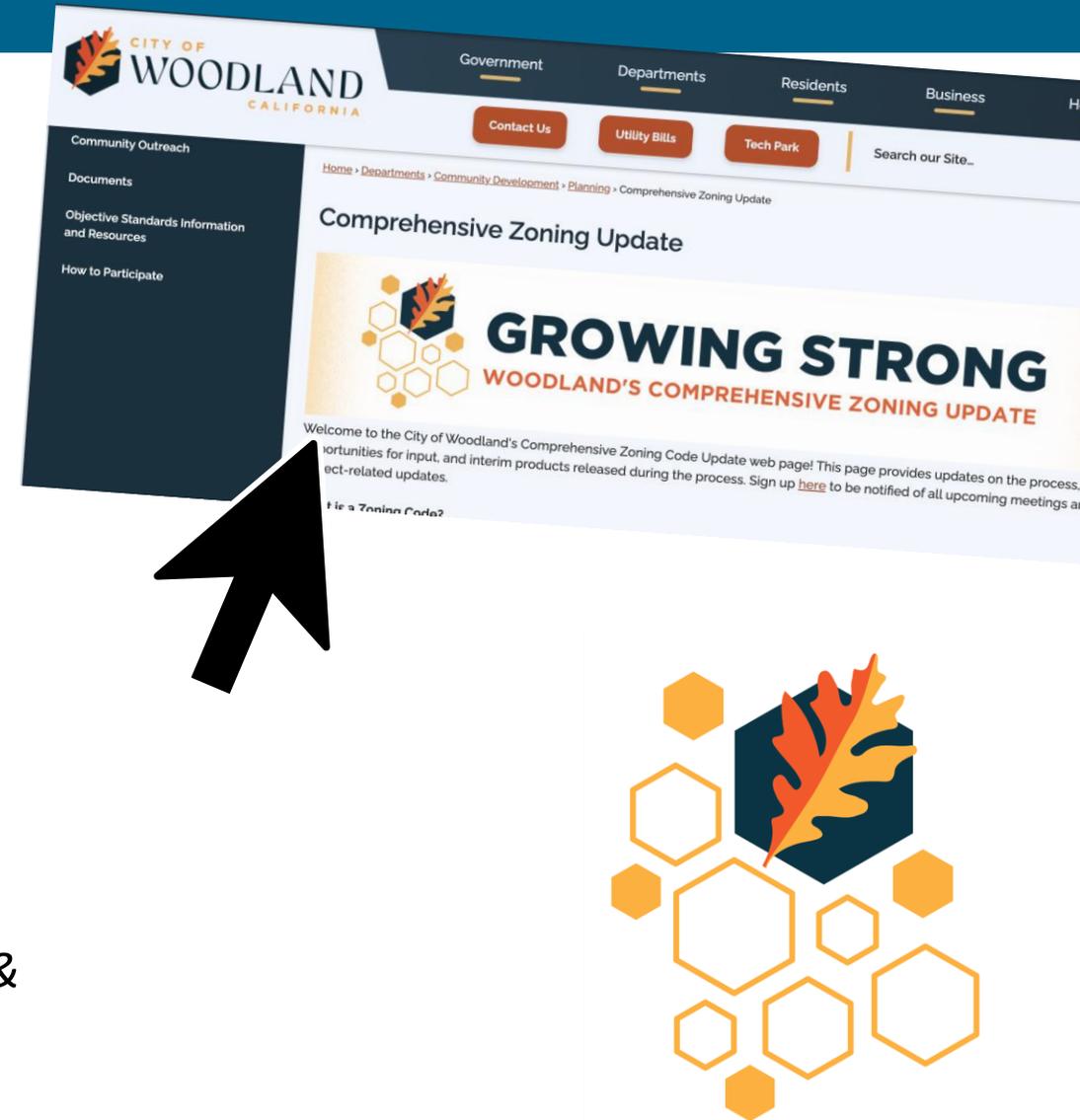
How to Get Involved

- 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!

