

DIVISION I: GENERAL PROVISIONS

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Chapter 17.04 Purpose and Effect of the Zoning Code

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17.04.010 Title

Title 17 of the Woodland Municipal Code shall be known and cited as the “Zoning Code” or “Code.”

17.04.020 Authority

The Woodland Zoning Code is adopted in compliance with the authority contained in California Government Code § 65850.

17.04.030 Purpose

The Zoning Code is enacted in order to promote the public health, safety, comfort, and general welfare, to provide a plan for sound and orderly development, and to ensure social and economic stability within the various zones established by the provisions of this Title. More specifically, the Code is adopted to achieve the following objectives:

- A. Provide standards for the orderly growth and development of the City, and guide and control the use of land to provide a safe, harmonious, attractive, and sustainable community.
- B. Achieve the arrangement of land uses depicted in the Woodland General Plan, consistent with the goals and policies of the General Plan.
- C. Enhance the appearance of the City and promote high-quality design.
- D. Preserve and enhance the quality of life and character of residential neighborhoods.
- E. Incorporate sustainability practices and ensure climate resiliency.
- F. Promote economic growth and the creation of jobs.
- G. Promote compact development patterns, mixed land use, and higher-development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use.

- H. Facilitate the appropriate location of community facilities, institutions, transportation, and parks and recreation areas.
- I. Allow for public participation in government decision-making regarding land use and development in a manner consistent with State law.
- J. Define the duties and power of administrative bodies and officers responsible for implementing the Code.

17.04.040 Relationship to the General Plan

This Code implements the goals and policies of the Woodland General Plan by regulating the use of land and structures within the City. This Code and the General Plan shall be consistent with one another. Any permit, license, or approval issued in compliance with this Code must be consistent with the General Plan and all applicable Specific Plans. In any case where there is a conflict between this Code and the General Plan, the General Plan shall control.

17.04.050 Applicability

- A. **Applicability to Property.** This Code shall apply, to the extent allowed by law, to all property within the corporate limits of the City and to property for which applications for annexation and/or subdivisions have been submitted to the City, including all uses, structures, and land owned by any private person, firm, corporation, or organization, or the City or other local, State, or federal agencies. Any governmental agency shall be exempt from the provisions of this Code only to the extent that such property may not be lawfully regulated by the City.
- B. **Requirements.** The provisions of this Code shall establish requirements for the promotion of the public health, safety, and general welfare. Where this Code provides for more discretion on the part of a City official or body, that discretion may be exercised to impose more stringent requirements than set forth in this Code as may be necessary to promote orderly land use development and the purposes of this Code.
- C. **Compliance with Regulations.** No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zone, except in accordance with the provisions of this Code, including the development and performance standards herein, and any permit issued in compliance hereto. The temporary or transitory nature of a use does not exempt it from this requirement.
- D. **Conflicting Regulations.** The regulations of this Code and requirements or conditions imposed in compliance with this Code shall not supersede any other regulations or requirements adopted or imposed by the City Council, the State of California, or any federal agency that has jurisdiction by law over uses and projects authorized by this Code. All uses and projects authorized by this Code shall comply with all other such regulations and requirements. Where conflict occurs between the provisions of the Code and any other City ordinance, resolution, or regulation, the more restrictive provision shall control.
- E. **Private Agreements.** This Code shall not interfere with or annul any recorded easement, covenant, or other agreement now in effect, provided that where this Code imposes greater

restriction than imposed by an easement, covenant, or agreement, this Code shall control. The City shall not be responsible for monitoring or enforcing private agreements.

F. **Prior Ordinance.** The provisions of this Code supersede all prior ordinances codified in Title 17 of the Woodland Municipal Code and any amendments. No provisions of this Code shall validate any land use or structure established, constructed, or maintained in violation of the prior Zoning Code, unless such validation is specifically authorized by this Code and is in conformance with all other regulations.

G. **Effect on Previously Approved Projects and Projects in Progress.**

1. **Building Permit.** Any building or structure for which a Building Permit (see Building Permit, 17.100.130) has been issued may be completed and used in accordance with the plans, specifications, and permits on which the Building Permit was granted, provided at least one inspection has been requested and posted for the primary structure on the site where the permit is issued and provided construction is diligently pursued. No extensions of time except as provided for in the Building Code shall be granted for commencement of construction unless the applicant has secured an allowed permit extension from the Planning Division.

2. **Previously Approved Land Use Authorization.** This Zoning Code shall not interfere with, repeal, abrogate, or annul any previously granted land use authorization. All allowances, requirements, and conditions of approval of previous land use authorizations shall apply until the applicable review authority specifically repeals the allowance, requirement, or condition.

3. **Land Use Authorization in Process.** An application for a discretionary land use authorization that has been accepted by the Planning Division as complete for processing prior to the adoption of this Code or any applicable amendment shall be processed according to the requirements of this Zoning Code or the prior Code upon written request from the project applicant. The written request shall be made no later than 30 days after the Effective Date of this Zoning Code and entitlement(s) are diligently pursued.

H. **Application During Local Emergency.** The City Council may authorize a deviation from a provision of this Code during a local emergency declared and ratified in accordance with the Woodland Municipal Code. The City Council may authorize a deviation by resolution without notice or public hearing.

17.04.060 Severability

If any section, sentence, clause, phrase, word, portion, or provision of this Chapter is held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Chapter which can be given effect without the invalid provision. The invalidation of the application of any section, sentence, clause, phrase, word, portion, or provision of this Chapter to a particular property or structure, or any particular properties or structures, by any court of competent jurisdiction shall

not affect the application of such section, sentence, clause, phrase, word, portion or provision to any other property or structure not specifically included in said invalidation.

Chapter 17.08 Interpretation and Rules of Measurement

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17.08.010 Purpose

This Chapter provides specific rules that explain how to interpret the Code and how to perform calculations and measurements that are required to implement the Code (e.g., measuring floor area, lot area, setbacks, or floor area ratio).

17.08.020 Interpretation

- A. **Conflict between Text and Figure.** In the event of a difference or conflict between the text and a figure, illustration, heading, caption, diagram or graphic, the text controls.
- B. **Conflict within this Title.** Where provisions of this Title are in conflict, the more specific, or restrictive regulations shall apply over the more general.
- C. **Public Property.**
 - 1. In the event public streets, alleys, or public property are vacated, abandoned, become private property, or are leased for private use, they shall be classified by the Planning Commission at the time of change of status.
 - 2. In the event that any public property is not indicated as being zoned on the Zoning Map, it shall not be used for private purposes until said property has been classified as to zone.
- D. **Interpretation of Zone Boundaries.** When determining the boundary of a zone, the following rules shall apply:
 - 1. Where uncertainty exists regarding the location of a zone boundary or other feature shown on the Zoning Map, the following rules shall apply:
 - a. Boundaries indicated as approximately following the centerlines of alleys, lanes, streets, highways, streams, or railroads shall be construed to follow such centerlines.
 - b. Boundaries indicated as approximately following lot lines, City limits, or extraterritorial boundary lines, shall be construed as following such lines, limits, or boundaries.
 - c. Boundaries not indicated as following an alley, lane, street, highway, stream, or railroad and not following or coinciding approximately with a lot line, City

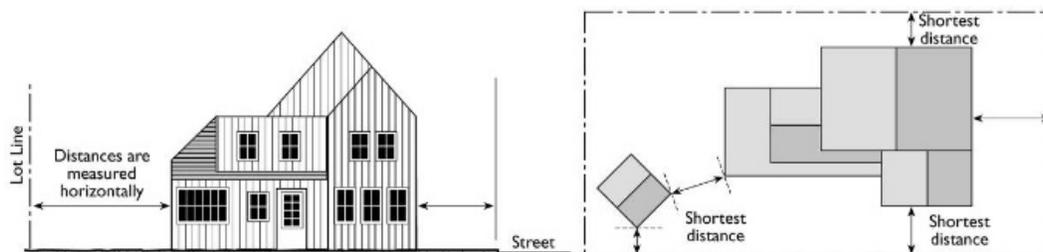
limits, or extraterritorial lot line shall be determined by the use of the scale designated on the Zoning Map to determine the boundary location.

- d. Where further uncertainty exists, the Planning Commission, upon receiving written application or upon its own motion, shall determine the location of the zone boundary in question, giving due consideration.
 2. Where the Code references applicable provisions of State law (e.g., the California Government Code, Subdivision Map Act, or Public Resources Code), the reference shall be construed to be to the applicable State law provisions as they may be amended from time to time.
- E. Parcels Containing Two or More Zones.**
1. For parcels containing two or more zones the location of the zone boundary shall be determined by the Community Development Director (Director).
 2. For parcels containing two or more zones, the applicable regulations for each zone shall apply.
- F. Interpretation.** Where uncertainty exists regarding the interpretation of any provision of this Zoning Code or its application to a specific site, the Director shall determine the interpretation of the provision (see Table 17.100.020-1: Planning Processes/Permits and Review Authority). The determination of the Director may be appealed in compliance with the provisions of Section 17.96.160, Appeals.
- G. Definitions.** The Director shall make the interpretation for any definition not expressly identified in this Code.
- H. Interpretation of Words and Conjunctions.** Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:
1. “And” indicates that all connected words or provisions may apply.
 2. “And/or” indicates that the connected words or provisions may apply singularly or in any combination.
 3. “Or” indicates that the connected words or provisions may apply singularly or in any combination.
 4. “Either...or” indicates that the connected words or provisions shall apply singularly, but not in combination.
 5. The words “shall,” “will,” “must,” and “is to” are always mandatory and not discretionary. “Should” is a regulation that is not mandatory but must be either fulfilled or the applicant must demonstrate an alternative that fulfills the intent of the regulation. “May” is permissive.
 6. The present tense includes the past and future tenses, and the future tense includes the past.
- I. Calendar Days.** All references to days are to calendar days, unless otherwise indicated. If a deadline falls on a weekend or holiday, or a day when the City offices are closed, it shall be extended to the next working day.

17.08.030 Rules of Measurement

- A. For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements that apply to a project. These drawings shall be drawn to scale and of sufficient detail to allow easy verification upon inspection by the Review Authority.
- B. **Fractions.** Whenever this Code requires consideration of distances, parking spaces, dwelling units, or other aspects of development or the physical environment expressed in numerical quantities, and the result of a calculation contains a fraction of a whole number, the results will be rounded as follows:
1. **General Rounding.** Fractions of one-half or greater shall be rounded up to the nearest whole number and fractions of less than one-half shall be rounded down to the nearest whole number, except as otherwise provided.
 2. **Exception for State Affordable Housing Density Bonus.** For projects eligible for bonus density in accordance with California Government Code § 65915 or any successor statute and Woodland Municipal Code Chapter 15.16, Affordable Housing, any fractional number of allowed bonus density units shall be rounded up to the next whole number.
- C. **Measuring Distances.**
1. **Measurements are Shortest Distance.** When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects.

FIGURE 17.08.030.C-1: MEASURING DISTANCES

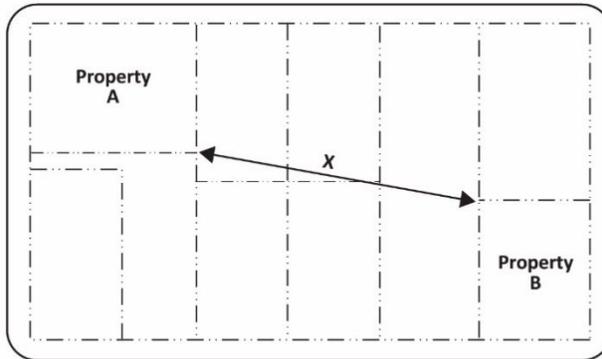


2. **Distances are Measured Horizontally.** When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land.
3. **Measurements Involving a Structure.** Measurements involving a structure are made to the closest support element of the structure. Structures or portions of structures that are entirely underground are not included in measuring required distances.
4. **Measurement of Vehicle Stacking or Travel Areas.** Measurement of a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, are measured down the center of the vehicle travel area. For example, curving

driveways and travel lanes are measured along the center arc of the driveway or traffic lane.

5. **Measuring Distance Between Two Properties.** When a specified land use is required to be located a minimum distance from another land use, the minimum distance is measured in a straight line from all points along the lot line of the subject project.

FIGURE 17.08.030.C-2: MEASURING DISTANCES BETWEEN PROPERTIES



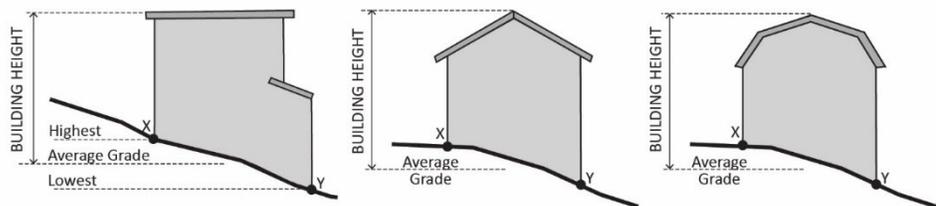
X = distance between properties A and B

D. Measuring Height.

1. **Measuring Building Height.**

- a. Building height is measured from the average level of the highest and lowest point where the vertical plane of the exterior walls touches existing or finished grade, whichever is lower, to the highest point on the roof, the top of the parapet wall, the wall coping of a flat roof, or the deck line of a mansard roof.

FIGURE 17.08.030.D-1: MEASURING BUILDING HEIGHT

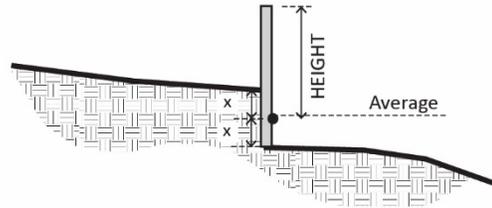


- b. **Exceptions.** Chimneys, cupolas, spires, grain silos and towers, elevators, and rooftop equipment are not included in the building height.

2. **Measuring Fence Height.**

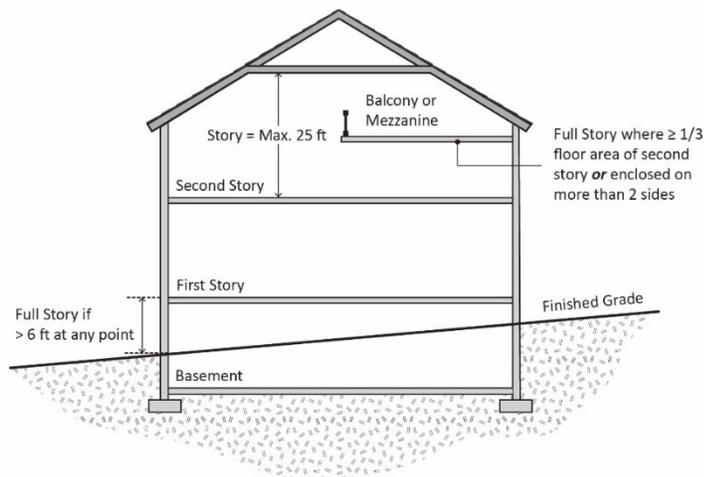
- a. **Fences at Grade.** The height of any fence or wall is measured as the vertical distance from the average of the ground levels immediately adjacent to both sides of the fence or wall to the highest point of the fence or wall.
- b. Any fence or railing required by the California Building Code to exceed the maximum height is allowed.

FIGURE 17.08.030.D-2: MEASURING HEIGHT FENCES ON RETAINING WALLS



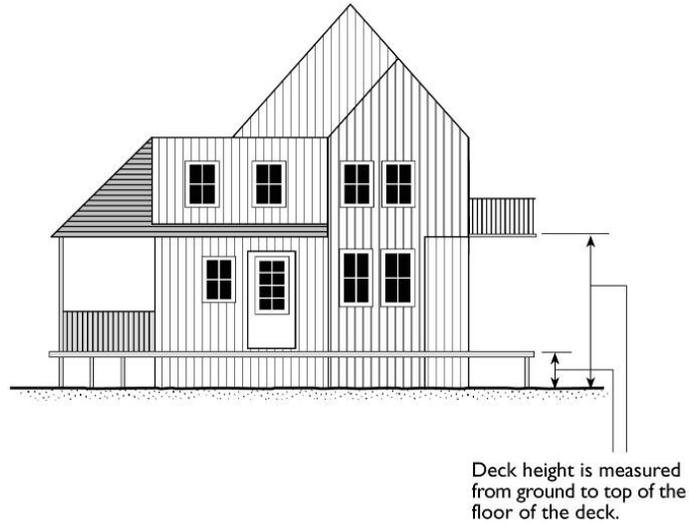
3. **Measuring the Number of Stories in a Building.** In measuring the height of a building in stories the following measurement rules shall apply:
 - a. A story means that portion of a building included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the ceiling or roof above it.
 - b. A basement shall be counted as a full story if the vertical distance between the finished grade and the finished floor level directly above a basement or cellar is more than six feet at any point.
 - c. An interior balcony or mezzanine shall be counted as a full story if its floor area exceeds one-third of the total area of the nearest full floor directly below it or if it is enclosed on more than two sides.
 - d. A story of a commercial or residential building shall not exceed 25 feet in height from the upper surface of the floor to the ceiling above. Industrial buildings are exempt from this standard.

FIGURE 17.08.030.D-3: MEASURING NUMBER OF STORIES IN A BUILDING



4. **Measuring the Height of Decks.** Deck height is determined by measuring from the ground to the top of the floor of the deck directly above the ground point.

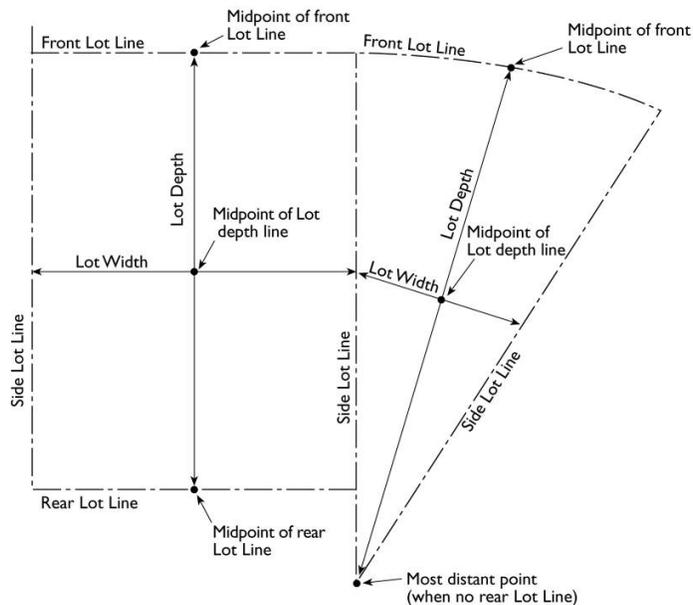
FIGURE 17.08.030.D-4: MEASURING THE HEIGHT OF DECKS



E. **Measuring Lot Width and Depth.**

1. **Lot Width.** Lot width is the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.
2. **Lot Depth.** Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line. See also definitions for lot line, front, rear and side in Chapter 17.136, Definitions of Terms.

FIGURE 17.08.030.E-1: MEASURING LOT WIDTH AND DEPTH



- F. **Determining Average Slope.** The average slope of a lot is calculated using the following formula: $S = 100(I)(L)/A$, where:

S = Average slope (in percent)

I = Contour interval (in feet)

L = Total length of all contour lines on the lot (in feet)

A = Area of subject lot (in square feet)

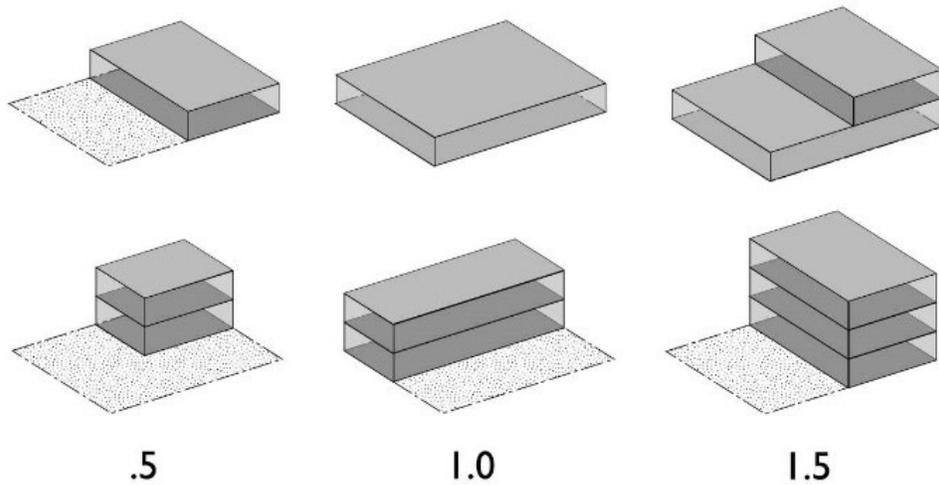
G. **Determining Floor Area.** The floor area of a building is the sum of the gross horizontal areas of all floors of a building or other enclosed structure.

1. **Included in Floor Area.** Floor area includes, but is not limited to, habitable space (as defined in the California Building Code) including basements and cellars that are below the roof and within the outer surface of the main walls of principal or accessory buildings or the centerlines of party walls separating such buildings or portions thereof or within lines drawn parallel to and two feet within the roof line of any building without walls. In the case of a multi-story building that has covered or enclosed stairways, stairwells or elevator shafts, the horizontal area of these features shall be counted only once at the floor level of their greatest area of horizontal extent.
2. **Excluded from Floor Area.** Floor area does not include mechanical, electrical, and communication equipment rooms that do not exceed two percent of the building's gross floor area; bay windows or other architectural projections where the vertical distance between the lowest surface of the projection and the finished floor is 30 inches or greater; areas that qualify as usable open space; and areas used for off-street parking spaces or loading spaces; driveways; ramps between floors of a multi-level parking garage; and maneuvering aisles that are located below the finished grade of the property. Gross square floor area excludes areas of a building devoted to flood protection measures.
3. **Nonresidential Uses.** For nonresidential uses, gross floor area includes pedestrian access interior walkways or corridors, interior courtyards, walkways, paseos, or corridors covered by a roof or skylight. Nonresidential gross floor area does not include arcades, porticoes, and similar open areas that are located at or near street level and are accessible to the general public but are not designed or used as sales, display, storage, service, or production areas.

H. **Determining Floor Area Ratio.** Floor area ratio (FAR) is the ratio of the floor area, excluding the areas described below, of all principal and accessory buildings on a site to the site area. To calculate FAR, floor area is divided by site area, and typically expressed as a decimal. For example, if the floor area of all buildings on a site totals 20,000 square feet, and the site area is 10,000 square feet, the FAR is expressed as 2.0.

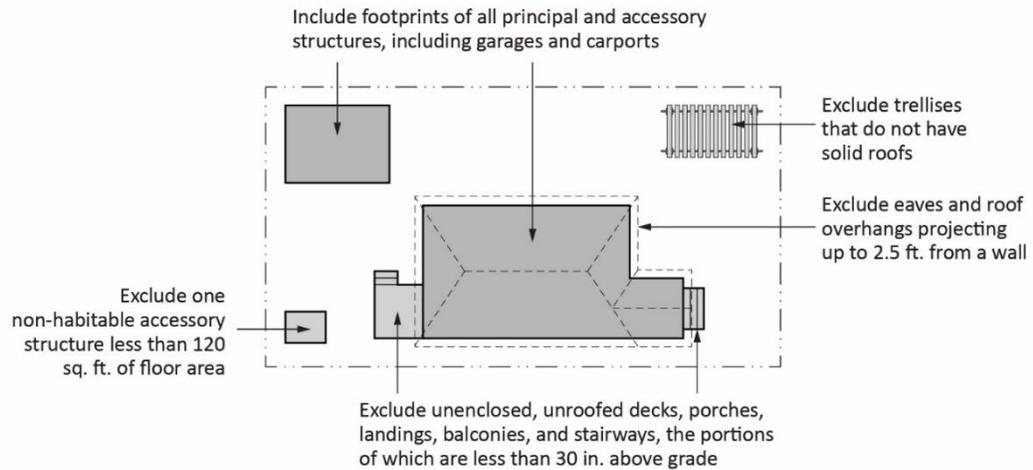
1. **Excluded from Floor Area in Calculating FAR.**
 - a. *Underground Areas.* Floor area located below finished grade.
 - b. *Parking.* Parking areas located below finished grade or beneath the finished floor of habitable space where the vertical distance between the finished floor of habitable space and finished grade is less than six feet.

FIGURE 17.08.030.H-1: DETERMINING FLOOR AREA RATIO



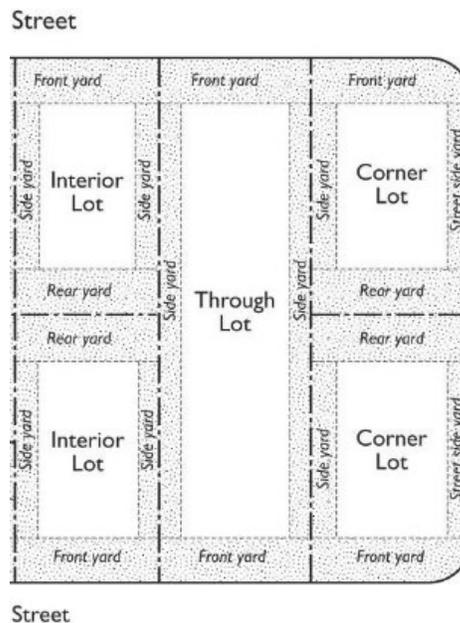
- I. **Determining Lot Coverage.** Lot coverage is the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, covered patios, and roofed porches, shall be summed in order to calculate lot coverage. The following structures shall be excluded from the calculation:
 1. Unenclosed and unroofed decks, uncovered patio slab, porches, landings, balconies, and stairways less than 30 inches in height;
 2. Eaves and roof overhangs projecting up to 2.5 feet from a wall;
 3. Fences, walls, and hedges;
 4. Trellises and similar structures that have roofs that are at least 50 percent open to the sky through with uniformly distributed openings;
 5. Swimming pools and hot tubs that are not enclosed in roofed structures or decks; and
 6. One small, non-habitable accessory structure under 120 square feet and under seven feet high. Structures above quantity of one shall be included in lot coverage.

FIGURE 17.08.030.I-1: DETERMINING LOT COVERAGE



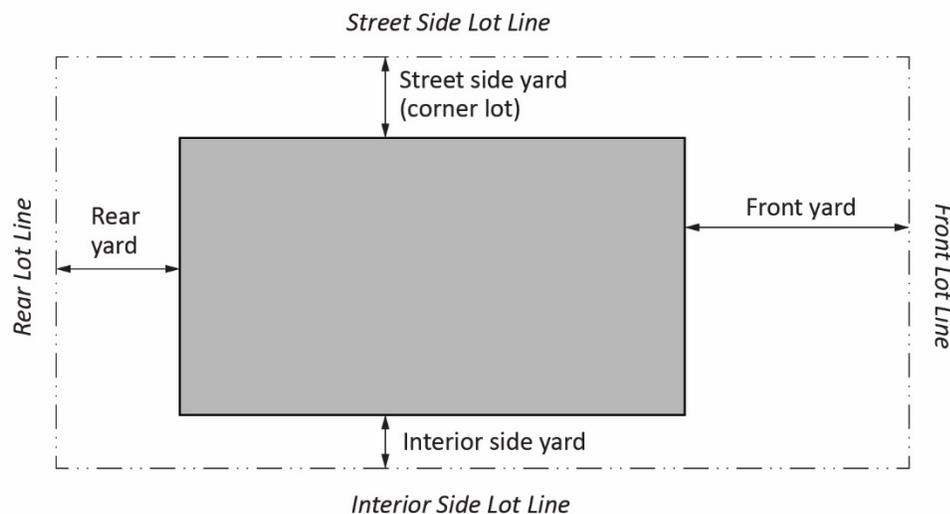
- J. **Determining Lot Frontage.** The lot frontage is the line separating the lot from the street right-of-way.
1. **Corner Lots.** In the case of a corner lot, the applicant may choose which street he or she shall designate as the front of the lot, subject to approval by the Director and the Fire Department. It is recommended that any driveway be located on the less traveled street in most cases. Once the choice of frontage has been made, it cannot be changed unless all requirements for yard space are complied with. The lot frontage shall provide primary ingress/egress to the front door/primary entrance unless otherwise approved by the Director and the Fire Department.
 2. **Through Lot.** In the case of a through lot, the lot frontage is the line that abuts the street of primary access (e.g., driveway access) to the lot.

FIGURE 17.08.030.J-1: THROUGH LOTS



- K. **Determining Required Setbacks.** A line defining a required setback is parallel to and at the specified distance from the corresponding front, side, or rear property line. The following special regulations for determining setbacks when a lot abuts a proposed street or alley. Required setbacks shall be unobstructed from the ground to the sky except where allowed in compliance with Section 17.64.060, Projections into Required Setbacks, subject to compliance with the California Building Code, or as otherwise allowed in this Code.
1. **Required Setbacks on Alleys.**
 - a. If a side lot line abuts an alley, the side abutting the alley shall be considered an interior side rather than a corner side.
 - b. In calculating the required setback for any lot abutting an alley or private driveway, no part of the width of the alley or private driveway may be considered as part of the required setback.
 2. **Setbacks Abutting Planned Street Expansions.** If a property abuts an existing or proposed street for which the existing right-of-way is narrower than the right-of-way ultimately required for the street, the required setback shall be established from the edge of the future right-of-way.
- L. **Measuring Yards.** Yards shall be measured as the distance between the nearest lot line and the closest point on the exterior of a building or structure along a line at right angles to the lot line.

FIGURE 17.08.030.L-1: MEASURING YARDS



- M. **Measuring Signs.** The calculation of measurements related to signs are described in Section 17.72.040, General Standards for All Signs.

Chapter 17.12 Zones

Section:

17.12.010 Zones Established..... I-16

17.12.010 Zones Established

The City shall be classified into zones, the designation and regulation of which are set forth in this Code and as follows.

Table 17.12.010-1: Zones			
Chapter	Zone Abbrev.	Zone Name	Implements the following General Plan Land Use:
Residential Zones			
Chapter 17.24	R-L	Low-Density Residential	<i>Low Density-Residential (1-8 du/ac)</i>
Chapter 17.24	N-P	Neighborhood Preservation	<i>Low Density-Residential (1-8 du/ac)</i>
Chapter 17.24	R-LM	Residential Low-Medium (New)	<i>Medium-Low Density-Residential (5-15 du/ac)</i>
Chapter 17.24	R-M	Residential Medium	<i>Medium Density-Residential (8.1-19.9 du/ac)</i>
Chapter 17.24	R-H	Residential High	<i>High Density-Residential (20-40 du/ac)</i>
Downtown Zones (New)			
Chapter 17.28	DX-1	Downtown Core	<i>Downtown Mixed Use</i>
Chapter 17.28	DX-2	Downtown Civic	<i>Downtown Mixed Use</i>
Chapter 17.28	DX-3	Downtown Transitional	<i>Downtown Mixed Use</i>
Chapter 17.28	DX-4	Downtown Gateway	<i>Downtown Mixed Use</i>
Mixed-Use Zones			
Chapter 17.32	CMU-WM	Corridor Mixed-Use-West Main	<i>Corridor Mixed Use</i>
Chapter 17.32	CMU-E	Corridor Mixed-Use-East	<i>Corridor Mixed Use and Downtown Mixed Use</i>
Chapter 17.32	CMU-K	Corridor Mixed-Use-Kentucky	<i>Corridor Mixed Use</i>
Chapter 17.32	CMU-A	Corridor Mixed-Use-Armfield (New)	<i>Corridor Mixed Use</i>
Chapter 17.32	CMU-F	Corridor Mixed-Use-Flex	<i>Corridor Mixed Use with Light Industrial Flex Overlay</i>
Chapter 17.32	CCMU	Community Commercial Mixed-Use	<i>Community Commercial</i>
Chapter 17.32	NMU	Neighborhood Mixed-Use	<i>Neighborhood Commercial</i>

Table 17.12.010-1: Zones			
Chapter	Zone Abbrev.	Zone Name	Implements the following General Plan Land Use:
Chapter 17.32	CMU-G	Corridor Mixed-Use-Gateway <i>(New)</i>	<i>Corridor Mixed Use</i>
Commercial Zones			
Chapter 17.36	RC-F	Regional Commercial-Flex	<i>Regional Commercial with Light Industrial Flex Overlay</i>
Chapter 17.36	RC	Regional Commercial	<i>Regional Commercial</i>
Employment Zones			
Chapter 17.40	IF	Industrial Flex	<i>Industrial with Light Industrial Flex Overlay</i>
Chapter 17.40	IG	Industrial General	<i>Industrial</i>
Chapter 17.40	BP	Business Park <i>(New)</i>	<i>Business Park</i>
Public and Open Space Zones <i>(New)</i>			
Chapter 17.44	PF	Public Facilities/Institutional	<i>Public/Quasi-Public</i>
Chapter 17.44	OS	Open Space	<i>Open Space</i>
Chapter 17.44	FSA	Flood Study Area	<i>Flood Study Area</i>
Specific Plans			
Chapter 17.52	SLSP	Spring Lake Specific Plan	<i>Various</i>
Chapter 17.52	SASP	Southeast Area Specific Plan	<i>Various</i>
Overlays			
Chapter 17.48	PD	Planned Development	<i>N/A</i>

Chapter 17.16 Maps

Sections:

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17.16.030	Floodplain Map	I-18

Maps referenced in this Title are not included in this Code but are maintained by the City Clerk. The official maps, together with all legends, symbols, notations, references, zone boundaries, map symbols, and other information on the maps, have been adopted by the City Council and are incorporated into this Code by reference, together with any amendments previously or hereafter adopted, as though they were fully included here.

17.16.010 Zoning Map

The boundaries of the zones established by this Chapter are shown on the Official Zoning Map maintained by the City Clerk.

17.16.020 National Historic Register Map

Properties included on the National Register of Historic Places are shown on a National Historic Register Map maintained by the City Clerk.

17.16.030 Floodplain Map

The boundaries of the Woodland Floodplain Map established by this Chapter are shown on the Official Floodplain Map maintained by the City Clerk.

Chapter 17.20

Reserved

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