

**Edits to Final Hearing Draft CZC**

**Presented to the Planning Commission on 5.16.2024**

**Downtown Zones Permitted Use Table 17.28.020-1, Division II**

**REDLINE:**

<b>Table 17.28.020-1: Use Regulations – Downtown Zones</b>					
<b>Use Classification</b>	<b>DX-1</b>	<b>DX-2</b>	<b>DX-3</b>	<b>DX-4</b>	<b>Additional Regulations</b>
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>					
<b>Residential Uses</b>					
Single-Family					
<i>Detached</i>	—	—	P	—	
<i>Attached</i>	—	—	P	—	
Duplex	—	—	P	—	
Small Lot Subdivision	P <sup>1</sup>	P	P	P <sup>1</sup>	
Multi-Unit Dwelling	P <sup>1</sup>	P	P	P <sup>1</sup>	
<u>Accessory Dwelling Unit</u>	<u>See Section 17.84.030, Accessory Dwelling Units</u>				
Family Day Care					
<i>Small</i>	P	P	P	P	

**Employment Zones Permitted Use Table 17.28.030-1, Division II**

**REDLINE:**

**17.40.030      Development Standards**

Table 17.40.030-1, Development Standards – Employment Zones, establishes the development standards for the Employment Zones. Letters refer to subsections that directly follow the table.

<b>Table 17.40.030-1: Development Standards – Employment Zones</b>			
<b>Standard</b>	<b>IF</b>	<b>IG</b>	<b>BP</b>
<u>Floor Area Ratio (FAR)</u>	<u>0 – 0.8</u>	<u>0 – 0.8</u>	<u>0.25 – 2.0</u>
Max. Lot Coverage (percent)	70%	70%	70%
Max. Building Height (ft)	55 ft. (A)	65 ft. (A)(B)	55 ft. (A)
Min. Ground Floor Height, Finish Floor to Finish Floor (ft)	12	None	12
Minimum Setbacks			
<i>Front</i>	15 ft. (C)	20 ft. (C)	15 ft.

**Visibility at Intersections Table 17.64.110.B-1, Division III**

**REDLINE:**

- ▲ 2. **Intersection of Two Public Rights-of-Way.** The cross-visibility area at the intersection of two public rights-of-way is a triangle having two sides “X” feet long and running along each public right-of-way, with the sides beginning at their intersection and the third side formed by a line connecting the two ends (See City of Woodland Engineering Standard 13.05 and Figure 13A). All measurements shall be from the back edge of the sidewalk, or the edge of the roadway pavement if no curb exists.

<b>Zone</b>	<b>Length of Side “X”</b>
Residential Zones	30 feet
Downtown Zones	16 feet
Mixed-Use Zones	18 feet
Commercial Zones	20 feet
Employment Zones	20 feet

~~1. Where intersections are uncontrolled, length “X” shall be increased by 20 feet.~~

**Sign Permits 17.72.030 Division III**

**REDLINE:**

- F. **Prohibited Sign Types.**
  - 1. Any sign which advertises a business that is a prohibited use or no longer in existence or a product or service no longer being sold;
  - 2. Bandit signs;
  - 3. Cabinet signs;
  - 4. Feather banner signs;
  - 5. Electronic message signs, ~~except gas price display on service station monument signage, and~~ except as allowed in Subsection 17.72.050.D.2, Digital Billboard Signs;
  - 6. Non-digital billboards;
  - 7. Pole signs;

Sign Permits 17.72.030 Division III, continued...

REDLINE:

~~6. **Changeable Copy Signs.**~~

- ~~a. Changeable copy signs shall only be allowed as an integrated component of marquee signs, wall signs, and monument signs as established in Section 17.72.050, Standards for Permanent Signs. This does not apply to any signs required by law.~~
- ~~b. Changeable copy signs may be non-illuminated or internally illuminated.~~

~~7. **Electronic Message Signs.**~~

- ~~a. One electronic message sign may be allowed subject to approval of a Sign Permit (Refer to Section 17.100.140, Sign Permit – Permanent Signs) as an integral component of a freestanding or wall sign (refer to Subsection 17.72.050.C.11, Standards for Wall Signs; and Subsection 17.72.050.D.6, Monument Signs) per lot or parcel in select Residential zones, Downtown zones, Commercial zones, Employment zones, and Public and Open Space zones. The Director may require Planning Commission approval of the Sign Permit if, in the Director's opinion, there are special or unusual circumstances associated with the application for the electronic message sign.~~
- ~~b. Electronic message signs must not flash, blink, flutter, include intermittent or chasing lights, or display video messages (i.e., any illumination or message that is in motion or appears to be in motion). Electronic message signs may display changing messages provided that each message is displayed for no less than 15 seconds.~~
- ~~c. **Night-time Brightness.**~~
  - ~~i. **Automatic Control.** Electronic message signs must be equipped with photocell technology to control and vary the intensity of light output depending on the amount of ambient light that is present to prevent overly bright luminance at night. Automatic controls must limit night luminance to a maximum of 100 nits when the display is set to show maximum brightness in 100 percent full white mode.~~
  - ~~ii. **Manufacturer Certification.** The applicant shall include with the Building Permit application a written certification from the sign manufacturer that the nighttime luminance has been factory pre-set not to exceed 100 nits as described in Subsection 17.72.040.H.7.c.i, Automatic Control, and that this setting is protected from end-user modification by password-protected software or other method as deemed appropriate by the Building Official. See Section 17.100.130, Building Permit.~~
- ~~d. Electronic message signs must be set to a maximum lighting intensity of 0.6 candela (i.e., foot-candles) over ambient light levels as measured using a foot-candle meter placed 100 feet from the sign. Each sign shall have a redundant system for controlling sign brightness, including an automatic light sensing device or photocell that will adjust the brightness as ambient light conditions change, and a backup system based on local sunrise and sunset times.~~

**Nonconforming use language 17.80.030(C) Division III**

**REDLINE:**

A nonconformity may result from any inconsistency with the requirements of this Code including, but not limited to, location, density, floor area, height, yard, usable open space, buffering, performance standards, or the lack of an approved use permit or other required authorization.

A use or structure shall not be deemed nonconforming solely because it does not conform with certain design, site, or development standards including the parking dimension standards, overnight vehicle parking limitations, shade requirements, fence and wall placement, loading, planting-landscape area, or screening regulations of the district in which it is located.

Additionally, a use or structure shall not be deemed nonconforming solely for lack of conformance ~~or does not conform to standards~~ with standards for types of building features such as cornices, eaves, and other ornamental features that exceed maximum projections into required yards; or bay windows, balconies, and terraces above the second floor that exceed maximum projections into required yards, ~~or other similar minor features as determined by the Director.~~

A use or structure's lack of conformance with similar design, site, development standards or other minor features not listed above may not rise to the level of Nonconforming Status as defined in this section. Such a determination may be made at the discretion of the Director.

## Food and Beverage Manufacturing Definition Chapter 17.144, Division V

### REDLINE:

**Food and Beverage Manufacturing.** Establishments engaged in the production, processing, packaging, or manufacturing of food or beverage products and any instruction, direct sales, or on site consumption are incidental to the food or beverage production activity. These uses may have specific quality assurance and quality control to ensure that ingredients and finished products are tested and meet safety and quality specifications.

**Small Scale.** A small scale food and beverage products manufacturing and distribution establishment located in facilities less than 10,000 square feet in size. Examples include small coffee roasters, micro-breweries (manufacturing less than 15,000 barrels per year or less), micro-distilleries (manufacturing 10,000 barrels per year or less), wine manufacturing, meat or fish products, small batch candy shops, cheese makers, wholesale bakeries, and brew-on-premises stores which provide ingredients and equipment for customers to manufacture their own product.

**Large Scale.** Large scale production, packaging, processing, preparation, or manufacturing of a food, beverage, or ingredient used or intended for use by human consumption digestion in a facility over 10,000 square feet. This classification includes but is not limited to such uses as bottling of alcoholic or non-alcoholic beverages, milling of grain, canning, processing, extracting, fermenting, distilling, pickling, freezing, baking, drying, smoking, grinding, cutting, mixing, coating, stuffing, packing, bottling or packaging and packaging of food; coffee roasting; food products; brewing; and distillation of liquor and spirits. This use may include multiple food preparation and packaging/canning lines where processes are both interior and exterior to buildings. This use also involves warehousing and outdoor storage including, but not limited to, pallets, bins, trailers, crates, and process-related construction materials and equipment. Ancillary office space is also consistent with this use. The parking and storage of trucks, trailers, service vehicles, and other vehicles used in connection with the operation is also permitted in this use designation. This does not include slaughtering of animals, fowl, or direct retail sales.