



GROWING STRONG

WOODLAND'S COMPREHENSIVE ZONING UPDATE

City Council Update

September 19, 2023

Agenda

- 1. Project Overview, Process and Outreach**
- 2. Summary of Comprehensive Code Update**
- 3. Key Updates and Changes**
- 4. Maps and Amendments**
- 5. Next Steps**
- 6. Discussion**





Project Overview, Process, and Outreach



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



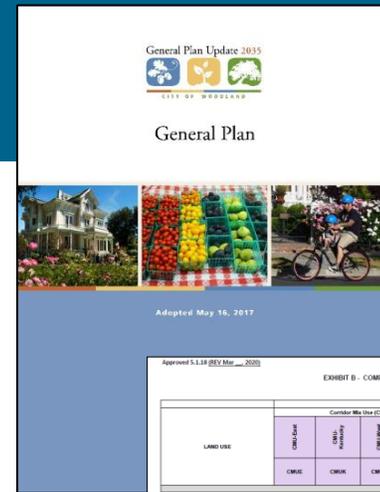
Why Update the Zoning Code?

- **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 - Outdated and disjointed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**



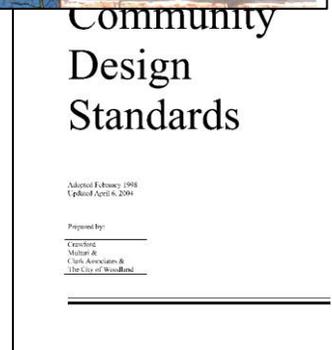
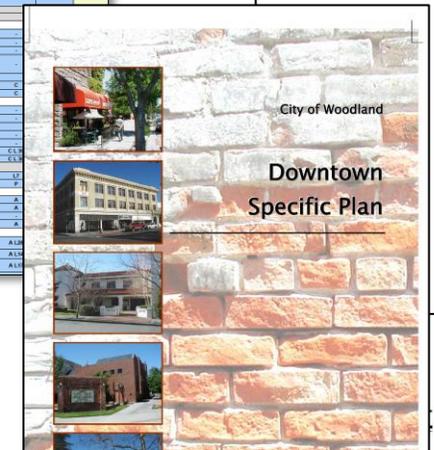
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Approved 5.1.18 (REV. Mar. 2020)

EXHIBIT B - COMPREHENSIVE USE TABLE - SUMMARY OF ALLOWED LAND USES AND PERMIT REQUIREMENTS
Adopted May 1, 2019 (REV. March 1, 2020) & 1.17.20

LAND USE	Zoning District										
	Corridor Mixed Use (CMI)				Commercial			Industrial		Residential	
	CMI-C	CMI-M	CMI-MH	CMI-UP	CC	RC	RCUP	IUP	P	RR	
RESIDENTIAL											
Single Family											
Detached	LS	LS			LS						
Attached	LS	LS			LS						
Duplex	LS	LS			LS						
Triplex	LS	LS			LS						
Fourplex	LS	LS			LS						
Multi-Family (2 units and over)	P	P,2	P	P,2							
Adult Family Day Care	P	A	P	A							
Small (20 units or less)	P	A	P	A							
Large (21+ units)	P	A	P	A							
Family Day Care	P										
Small (up to 4 children)	P										
Large (7 or more children)	C	C,2	C								
Residential Care Facility (RCF) - Licensed											
General (20 or more clients)	C	C	C	C							
Licensed (up to 8 clients)	P	P	P	C							
Supervised Housing (no more than 100)	L30	L3,30	L30	L3,30	L30	L3,30	L30	L3,30	L30	L3,30	
Transitional Housing (temporary)	L30	L3,30	L30	L3,30	L30	L3,30	L30	L3,30	L30	L3,30	
COMMERCIAL											
Local Businesses											
Automotive Services	P	P	P	P	P	P	P	P	P	P	
Automotive Sales and Services											
Bridging District		C			C						
Brewing	A	A	A	A	P	P	P	P	P	P	
Retail Sales (Pet Shop Supplies)	P	P	P	P	P	P	P	P	P	P	
Inventory District	A	A	A	A	P	P	P	P	P	P	
Automotive Sales and Services											
Automotive Sales and Services											
Facility	ALM	ALM	ALM		ALM	ALM	ALM	ALM	ALM	ALM	
Automotive Retail Office	PLM	PLM	PLM		PLM	PLM	PLM	PLM	PLM	PLM	
Automotive Retail Office	PLM	PLM	PLM		PLM	PLM	PLM	PLM	PLM	PLM	
Auto/Vehicle Sales & Leasing, New and Used, and/or "Hot" Sales/Leasing	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	ALM, LTM	



“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.”

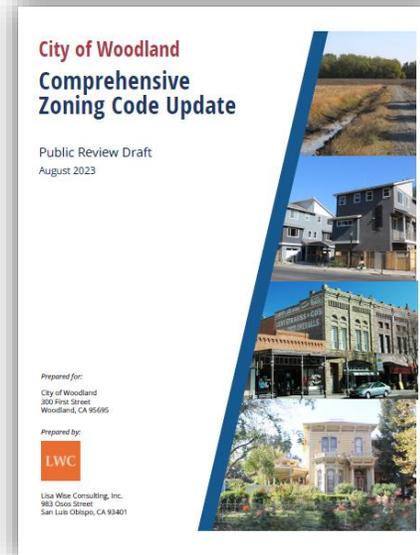
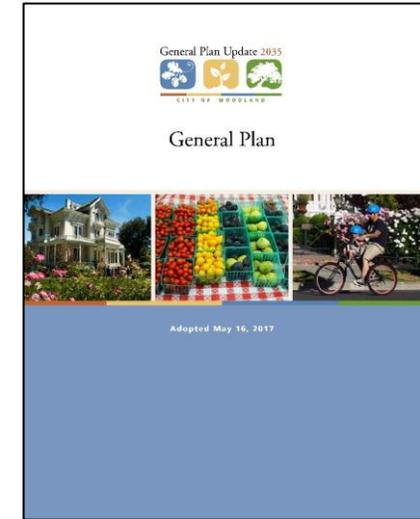
General Plan v Zoning

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

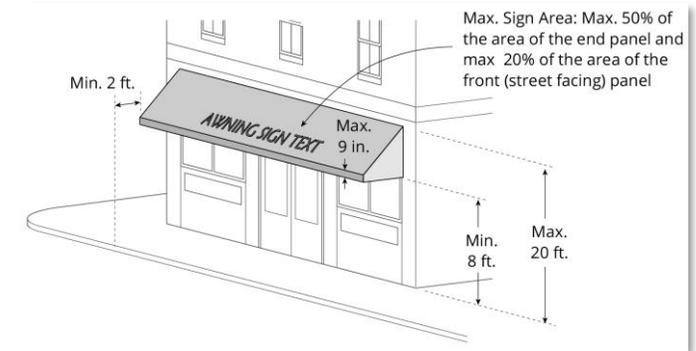
- Establishes project review requirements (e.g. submittal requirements, approval method, meeting noticing)

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



What Zoning **CANNOT** Do

Regulate Free Market

- Cannot determine exact mix of tenants in private development

Establish Land Use Policy

- A land use and development code is an implementation tool

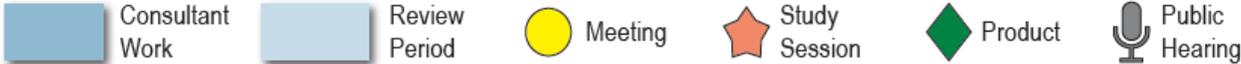
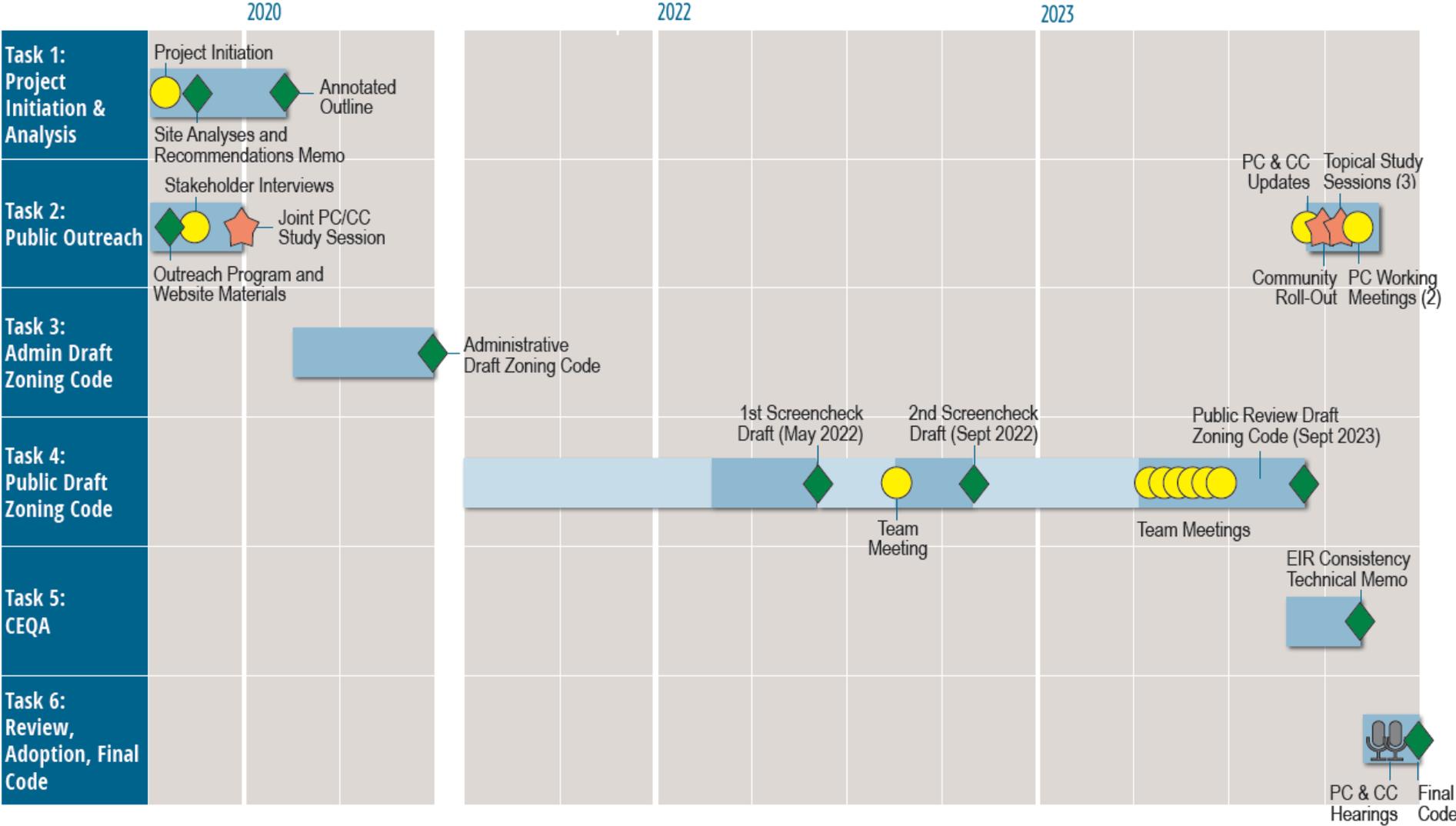


Recent Legislation

- **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.



Project Schedule



Stakeholder Interviews

- **Conducted on October 29 and 30, 2019**
- **9 individual or small group interviews; a total of 18 interviewees**
 - Developers
 - Architects
 - Realtors
 - Housing advocates
 - Residents
 - Property managers
 - Food processing plant owners
 - Attorney



Stakeholder Interviews

Stakeholder Feedback

- Embrace and preserve Woodland's **agricultural and architectural history** while facilitating more development.
- Less car-centric, **more walkable** with neighborhood amenities and pedestrian access.
- **High quality streetscape and building design** (e.g., East Street corridor)
- New code should be **practical**, and address uses we are seeing.
- Improve **transitional areas** at the edges of industrial zones.
- **Compatibility** among different industrial uses and between industrial, residential, and commercial uses.



Stakeholder Interviews

Stakeholder Feedback

- Unsightly uses at **entry points to the city** are aesthetically compromising.
- **Streamline the permitting process.**
- **Affordable units** should be distributed throughout the city.
- Strategies for **facilitating affordable housing** (overlay zone, in-lieu, infill opportunities, ADUs, streamlined permitting and construction, etc.)
- Support for **ADUs, duplexes, and triplexes** within existing residential areas.
- **Mixed opinions on housing in Industrial and Light Industrial Flex** areas.





Summary of Code Update



Existing Zoning Structure

17.04 General Provisions	17.88 EOZ Entryway Overlay Zone
17.08 Establishment and Designation of Zones	17.92 I Industrial Zone
17.12 Definitions	17.96 FP Floodplain Overlay Zone
17.16 Residential Land Use Table	17.100 Condominium Development
17.20 A-1 Agricultural Zone	17.104 Special Provisions
17.24 O-S Open Space Zone	17.108 Personal Cultivation of Cannabis
17.28 R-R Large Lot Residential Zone	17.110 Commercial Cannabis Businesses
17.32 R-1 Single-family Residential Zone	17.112 Landscaping
17.36 R-2 Duplex Residential Zone	17.116 Off-street Parking and Loading
17.40 N-P Neighborhood Preservation Zone	17.120 Signs
17.44 T Transition Overlay Zone	17.124 Exceptions and Modifications
17.48 R-M Multiple-family Residential Zone	17.128 Plan Lines
17.52 P-D Planned Development Overlay Zone	17.132 Conditional Use Permits
17.56 Spring Lake Specific Plan Prezoning Districts	17.136 Variances
17.60 Commercial Land Use Table	17.140 Amendments and Zone Changes
17.64 C-1 Neighborhood Commercial Zone	17.144 Administration and Enforcement
17.68 CBD Central Business District	17.148 Zoning Administrator
17.72 C-2 General Commercial Zone	17.152 Emergency Shelters
17.76 ESD East Street District	17.156 Specific Plans
17.80 C-3 Service Commercial Zone	17.160 Spring Lake Specific Plan Building Unit Allocation Program
17.84 C-H Highway Commercial Zone	

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Proposed Zoning

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



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 Areas
- 17.56 Building and Site Design Standards
- 17.60 Reserved



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



Proposed Zoning

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 (PD)

17.116 Precise Plans

17.120 Specific Plans

17.124 Reserved

17.128 Enforcement

17.132 Reserved



Proposed Zoning

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



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Key Updates



Division I: General Provisions

Chapter 17.12 Zoning Districts

17.12.010 Zoning Districts Established

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

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)			
Chapter 17.32	DX-1	Downtown-Core	<i>Downtown Mixed Use</i>
Chapter 17.32	DX-2	Downtown-Civic	<i>Downtown Mixed Use</i>
Chapter 17.32	DX-3	Downtown-Transitional	<i>Downtown Mixed Use</i>
Chapter 17.32	DX-4	Downtown-Gateway	<i>Downtown Mixed Use</i>

Mixed-Use Zones			
Chapter 17.36	CMU-WM	Corridor Mixed Use - West Main	<i>Corridor Mixed Use</i>
Chapter 17.36	CMU-E	Corridor Mixed Use - East St	<i>Corridor Mixed Use and Downtown Mixed Use</i>
Chapter 17.36	CMU-K	Corridor Mixed Use - Kentucky Ave	<i>Corridor Mixed Use</i>
Chapter 17.36	CMU-A	Corridor Mixed Use - Armfield (New)	<i>Corridor Mixed Use</i>
Chapter 17.36	CMU-F	Corridor Mixed Use - Flex	<i>Corridor Mixed Use with Light Industrial Flex Overlay</i>
Chapter 17.36	CCMU	Community Commercial Mixed Use	<i>Community Commercial</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	<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>
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 Overlay	<i>N/A</i>

Division II: Zoning Regulations

For Each Zone Group:

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

17.24.020 Use Regulations

Table 17.24.020-1, Use Regulations – Residential Zones, lists the uses permitted, permitted with a staff-level Zoning Administrator 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 17.24.020-1: Use Regulations – Residential Zones						
Use Classification	R-L	N-P	R-LM	R-M	R-H	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP required); "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>						
Residential Uses						
Single-Family						
<i>Detached</i>	P	P	P	—	—	
<i>Attached</i>	P	P	P	—	—	
Duplex	P	P	P	—	—	
SB 9 Project	P	P	P	—	—	See Subdivision Ordinance and Section 17.84.380, Two-Unit Projects
Small Lot Subdivision	C	C	A	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				
<i>Principal Structure</i>	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

Division II: Use Tables

Master Use Table

"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	
Residential																								
Single Family																								
<i>Detached</i>	P	P	P	—	—	—	—	P	—	—	A	A ¹	A	—	—	—								
<i>Attached</i>	P	P	P	—	—	—	—	P	—	—	A	A ¹	A	—	—	—								
Duplex	P	P	P	—	—	—	—	P	—	—	A	—	A	—	—	—								
SB 9 Project	P	P	P	—	—																			
Small Lot Subdivision	C	C	A	P	P	A	A	A	—	P	P	A ¹	A	—	A ²									
Multi-Unit Dwelling	—	—	A	P	P	A ¹	A	A	A ¹	P	P	P ¹	P	—	P ²	P								
Accessory Dwelling Unit	See Section 17.84.030, Accessory Dwelling Units					See Section 17.84.030, Accessory Dwelling Units																		
Family Day Care																								
<i>Small</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	—	P	P								
<i>Large</i>	A	A	A	A	A	P ¹	C	A	P	P	A	—	A	—	—	—								
Live/Work	—	—	A	A	P	A ¹	P	P	A ¹	P ²	P	P ¹	A	A	A	P								
Manufactured Home	—	—	C	C	—																			
Manufactured Home Park										—	C	—	—	—	—	—								
Residential Care Facilities																								
<i>Small</i>	P	P	P	P	P	—	—	P	—	P	P	P	P	—	—	A								
<i>Large</i>	P	P	P	P	P	—	A ²	A	—	A	A	P	A	—	—	—								
Single Room Occupancy										—	C	—	—	C	—	—								
Supportive Housing	Subject only to those restrictions that apply to other residential uses of the same type in the same district																							
	Subject only to those restrictions that apply																							

Division II: Zoning Regulations

17.56: Building and Site Design Standards **(New)**

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



Division II: Zoning Regulations

17.56: Building and Site Design Standards

17.56.010 General Design Standards

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17.56.030 Multi-Unit Design Standards →

17.56.040 Small Lot Subdivision Design Standards

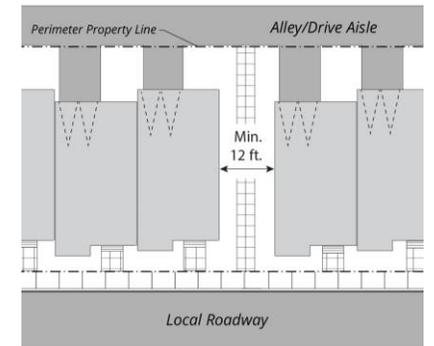
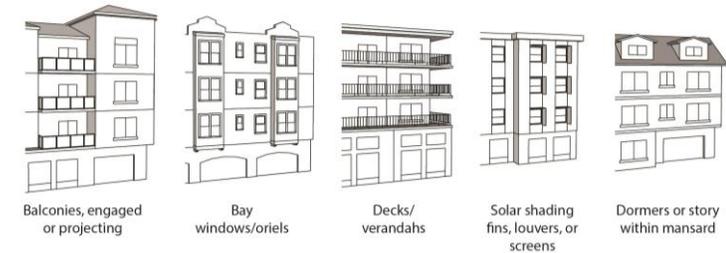
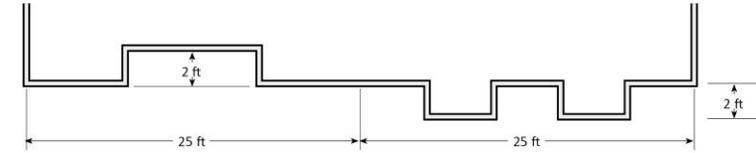
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17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

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

17.56.040 Small Lot Subdivision Design Standards →

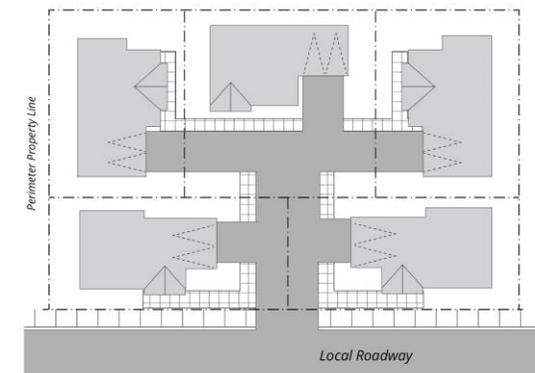
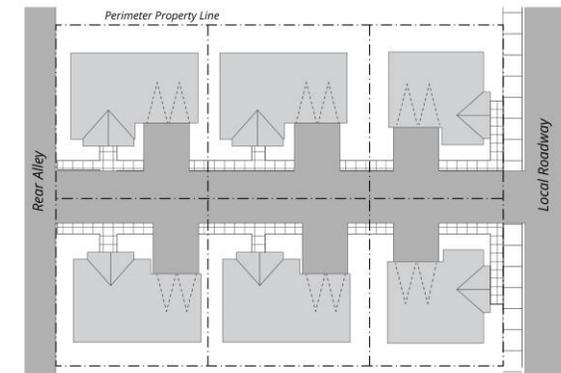
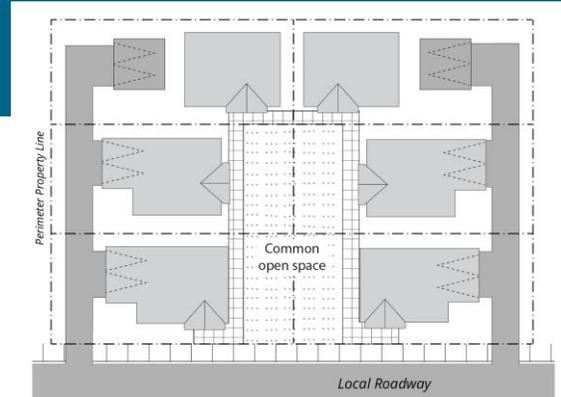
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17.56.060 New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones

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



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

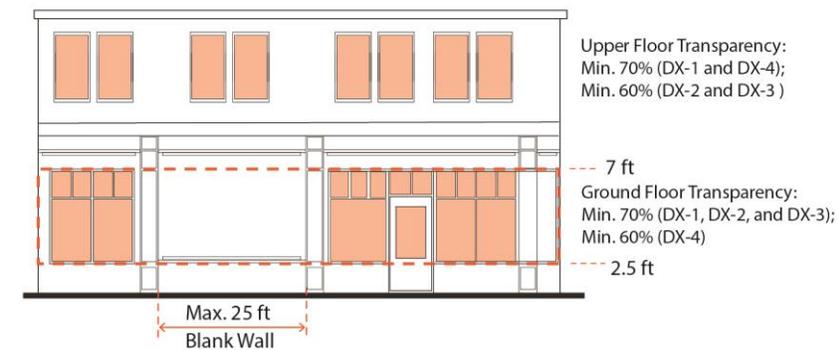
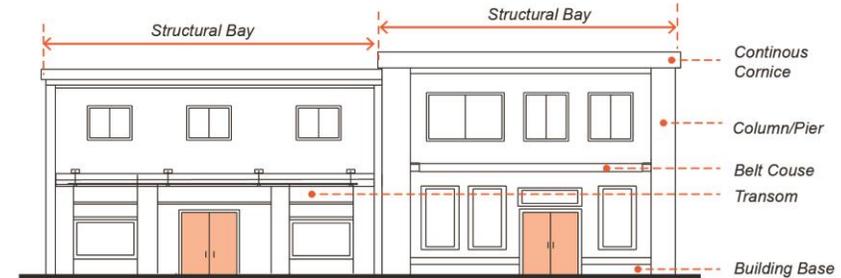
17.56.050 Preservation/Restoration of and Additions to Historic Structures

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

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



Division II: Zoning Regulations

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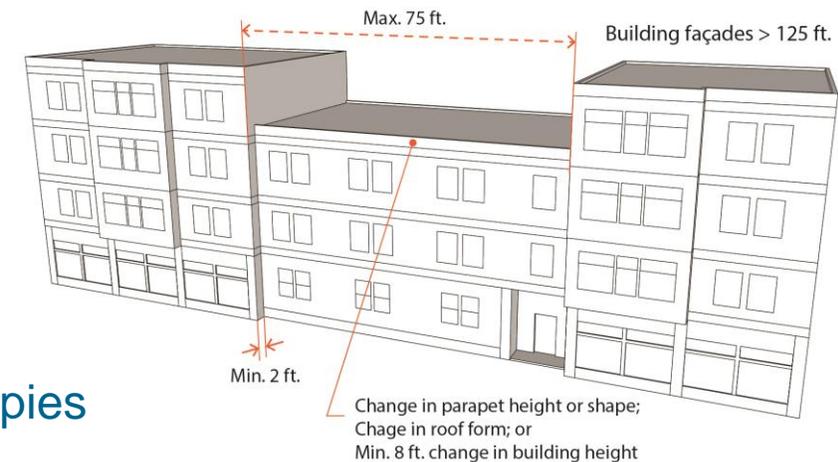
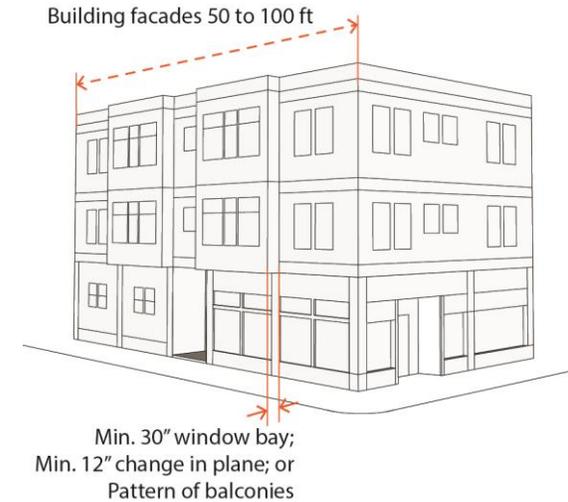
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17.56.060 New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones

17.56.070 Mixed Use, Commercial and Employment Zones Design Standards →

17.56.080 Public Facilities and Open Space Zones Design Standards

- Applicability (*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 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 **(New)**
- (Vehicle/Truck Parking and Storage **(New)**)
- Visibility at Intersections **(Updated)**



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

New/Updated sections:

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

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

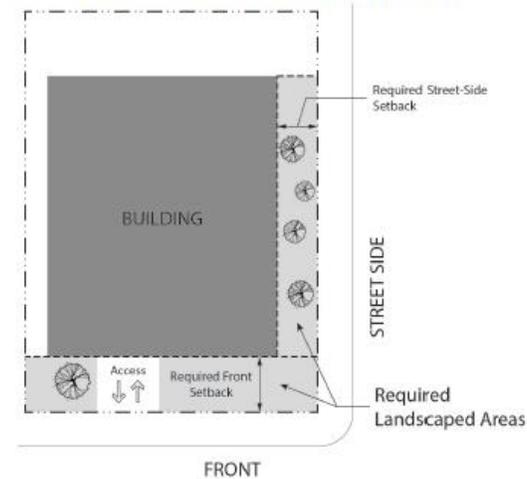
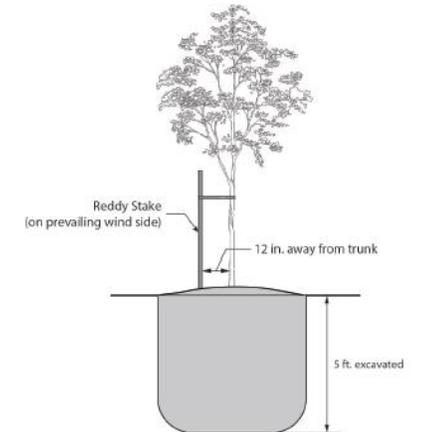


Figure 17.64.040.F-1: Parking Lot Landscaping



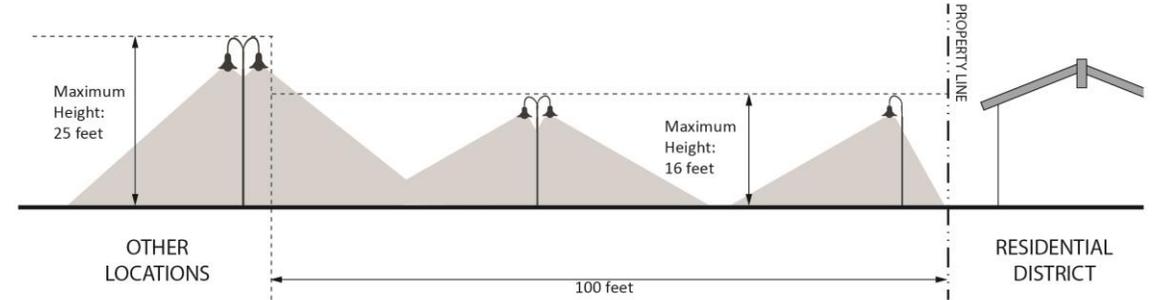
Division III: Citywide Standards

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



- **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

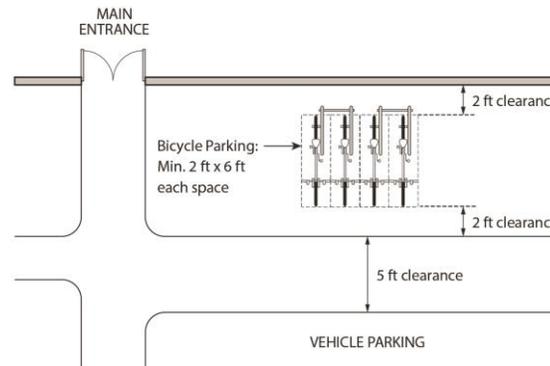
17.68 Parking and Loading

- **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

17.72 Signs - Updated format and graphics

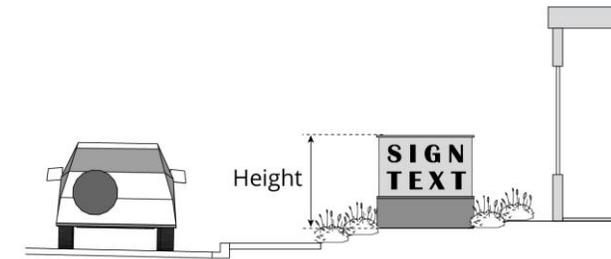
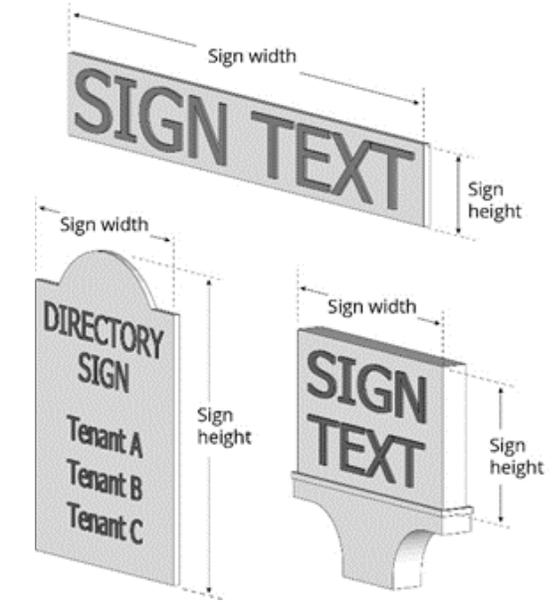
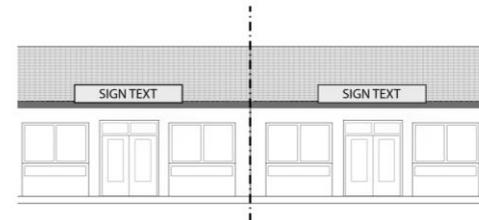
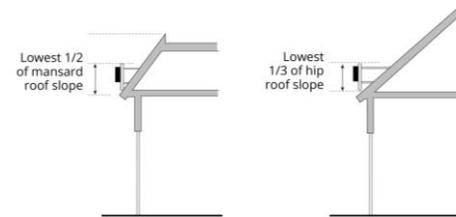
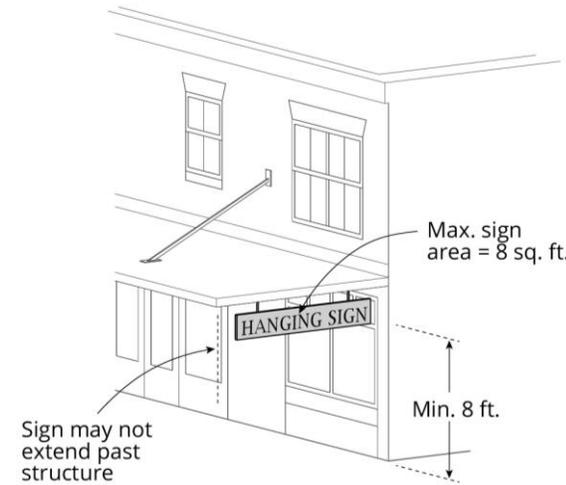
Table 17.72.050.A-1: Allowed Sign Types by Zones

Sign Type	R-1, N-P	R-LM	R-M, R-H	CMU-E, CMU-K, CMU-F, CMU-A	DX-2, DX-3, CCMU	DX-1, DX-4, CMU-WM	RC	RC-F	IF, IG	OS, PF, FSA
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"•" = Permitted

Building-Mounted Signs

Awning Sign	• ¹	•	•	•	•	•	•			
Blade Sign	• ¹		•	•	•	•	•			
Canopy Sign			•	•	•	•	•			
Directional Sign	•	•	•	•	•	•	•	•	•	•
Directory Sign	•	•	•	•	•	•	•	•	•	•
Hanging Sign	• ¹			•	•	•	•			
Marquee Sign					•	•				
Projecting Sign			•		•	•	•			
Roof-Mounted										



Division III: Citywide Standards

17.80 Nonconforming Provisions - Updated

- **Determination of Nonconforming Uses, Structures, and Lots**
- **Nonconforming Uses**
- **Continuation and Maintenance of Nonconforming Structures**
- **Alterations and Enlargements to Nonconforming Structures**
- **Repair and Replacement of Damaged or Destroyed Nonconforming Buildings**
- **Abandonment or Discontinuance of Nonconforming Uses**
- **Nonconforming Signs**



Division III: Citywide Standards

17.84 Standards for Specific to Uses and Activities

New/Updated Sections:

- **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 (Updated)**
- **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**



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)

Division V: Definitions

17.136 Definitions of Terms

17.140 Definition of Sign Terms

17.144 Definitions of Uses



New uses:

- Artisan/Small-Scale Manufacturing
- Artist's Studio
- Community Garden
- Microbrewery
- Micro-distillery
- Limited Counter Service/Fast Casual Food
- Tasting Room
- Light Fleet Based Services
- Live/Work
- Indoor Entertainment Facility
- Convenience/Small Grocery Market
- Residential Limited Retail
- Small Lot Subdivision
- Logistics and Distribution



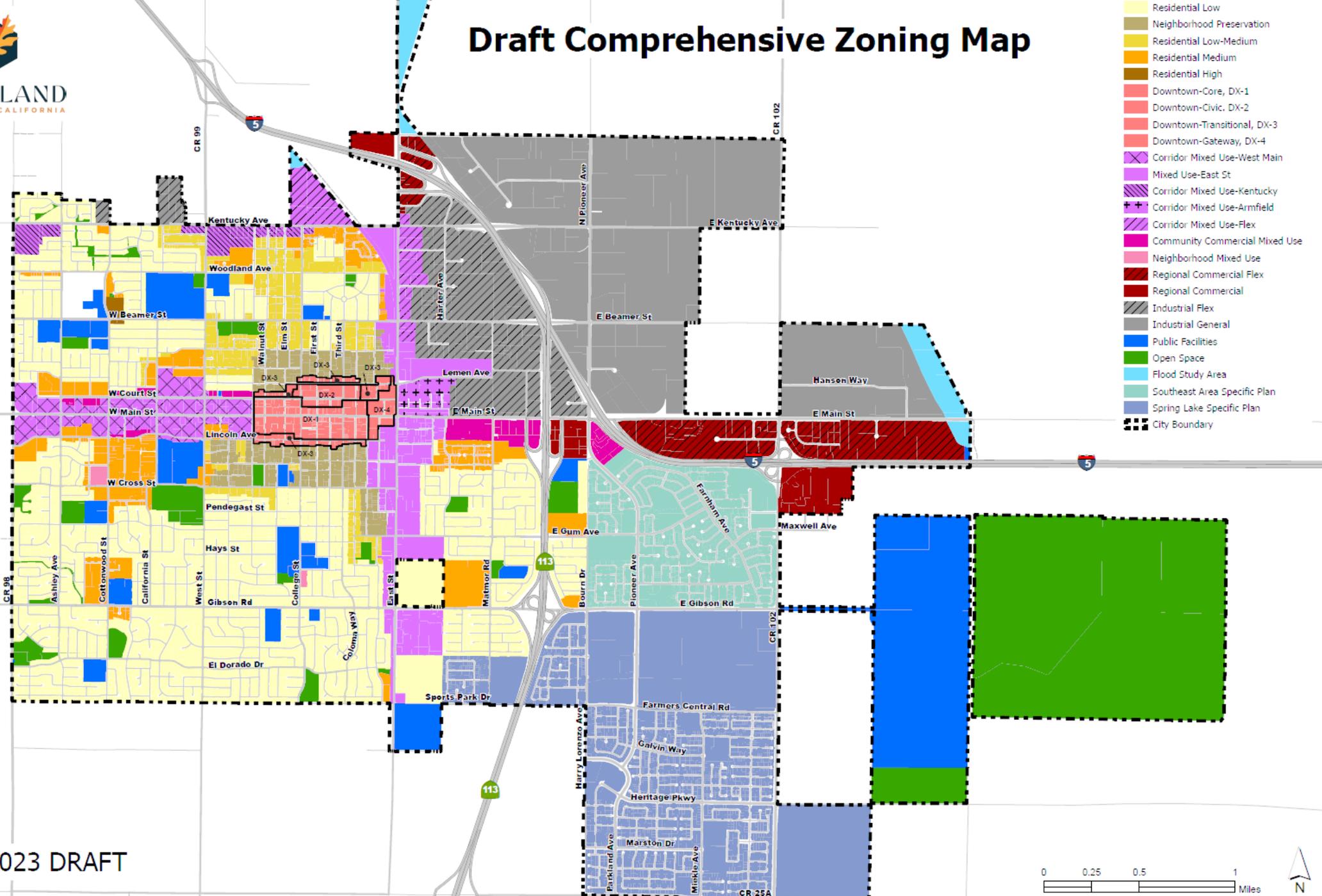


Zoning Map and Amendments



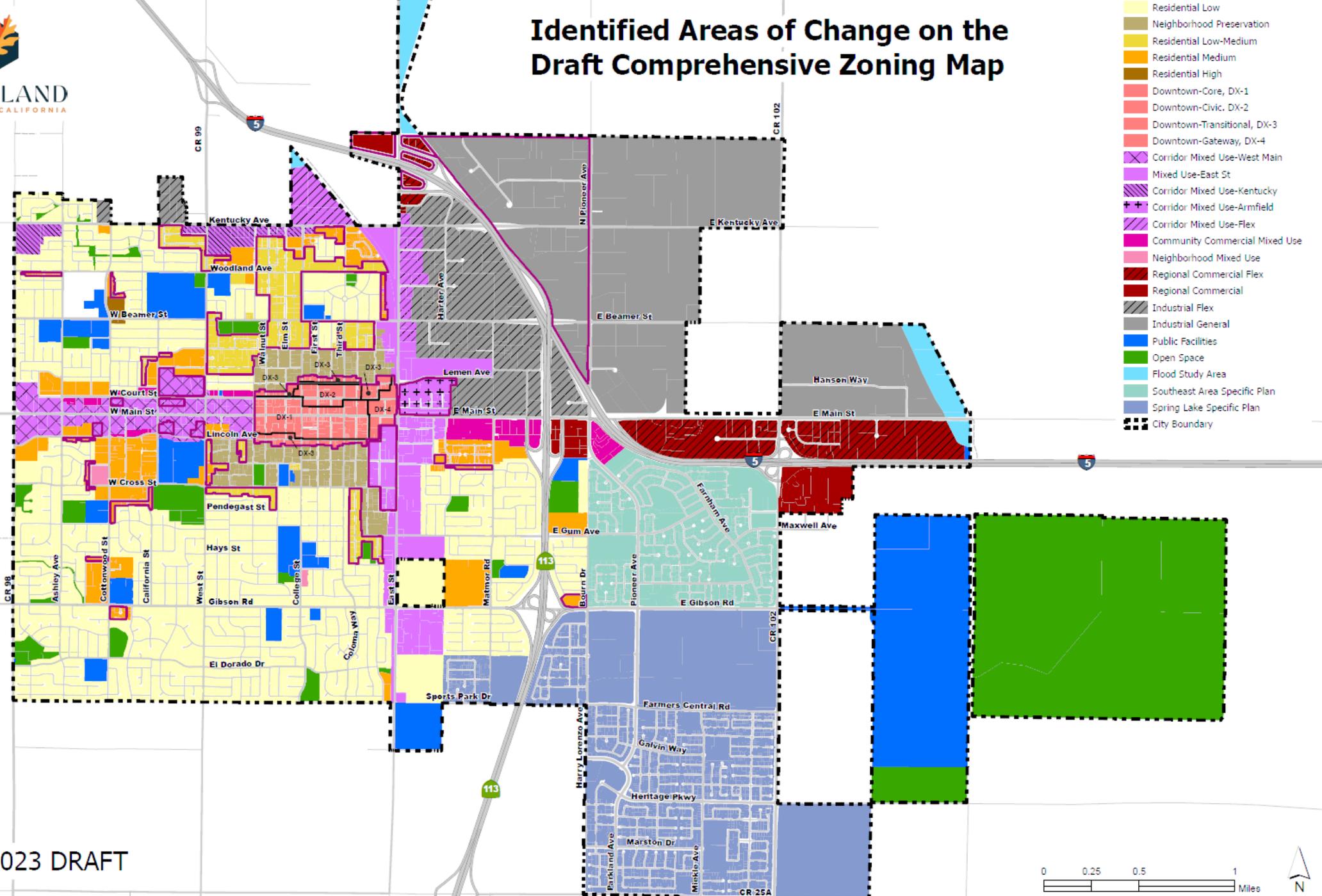
Draft Comprehensive Zoning Map

-  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



Identified Areas of Change on the Draft Comprehensive Zoning Map

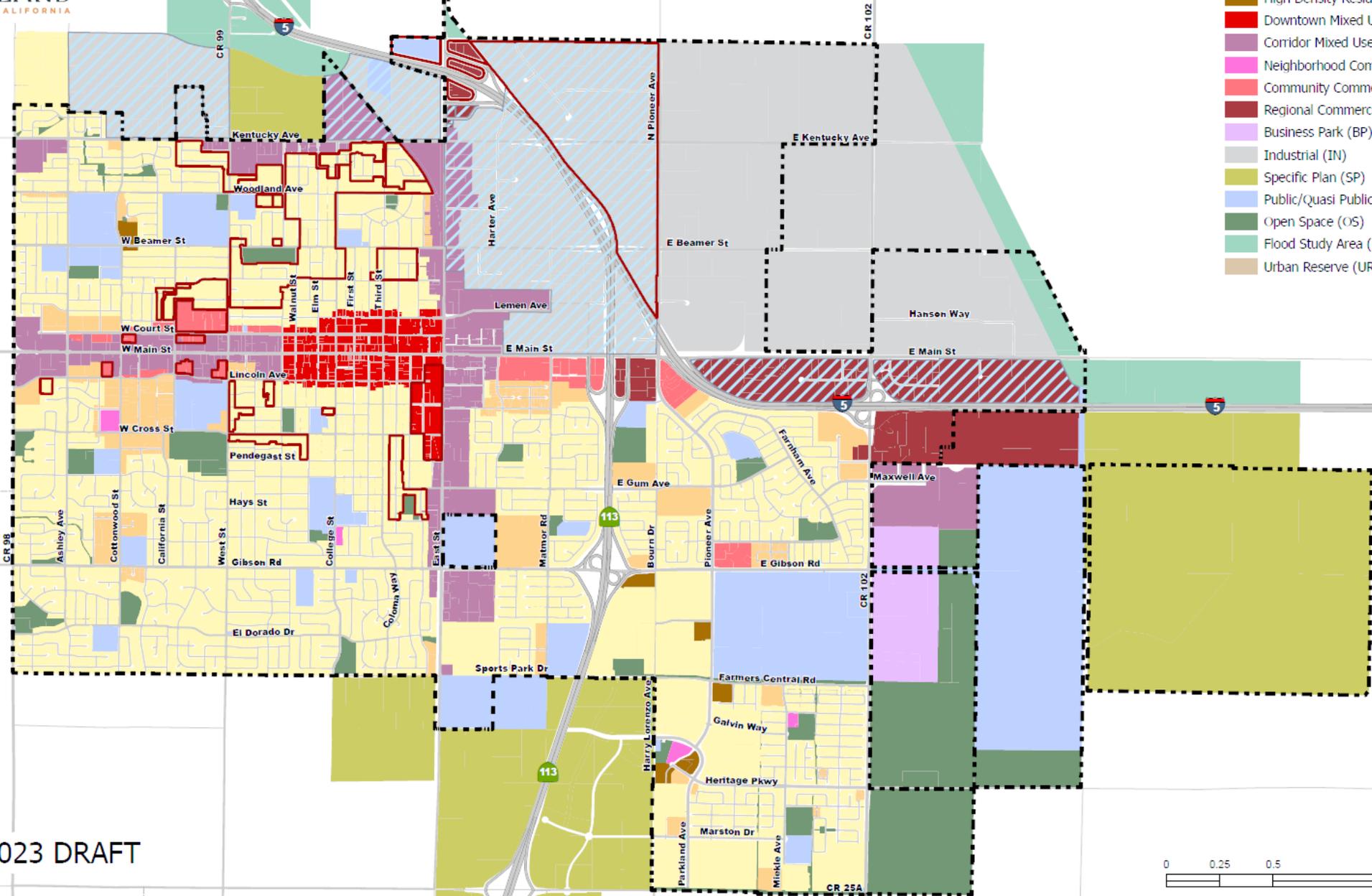
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- Corridor Mixed Use-Armfield
- Corridor Mixed Use-Flex
- Community Commercial Mixed Use
- Neighborhood Mixed Use
- Regional Commercial Flex
- Regional Commercial
- Industrial Flex
- Industrial General
- Public Facilities
- Open Space
- Flood Study Area
- Southeast Area Specific Plan
- Spring Lake Specific Plan
- City Boundary



9/14/2023 DRAFT

Zone changes that require General Plan Amendments

- 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)



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.

- [September 19, 2023 – Release of Draft Code and Information Update to City Council](#) ←
- [September 21, 2023 – Release of Draft Code and Information Update to Planning Commission](#)
- September 26, 2023 – Comprehensive Code Detailed Overview (Recorded and posted)
- October 5, 2023- Planning Commission - review new standards and key discussion or decision points
- October 18, 2023 – Workshop on commercial and mixed-use standards;
- October 19, 2023 – Planning Commission- review regulations and standards related to housing development
- October 24, 2023 – Workshop on industrial and new development standards (mid-day meeting); and
- October 25, 2023 – Workshop on downtown and historic related development standards (morning meeting).
- November 7, 2023 – City Council meeting to review all comments and proposed changes.
- December 7, 2023 – Planning Commission hearing to review and provide a recommendation.
- December 19, 2023 – City Council adoption hearing.

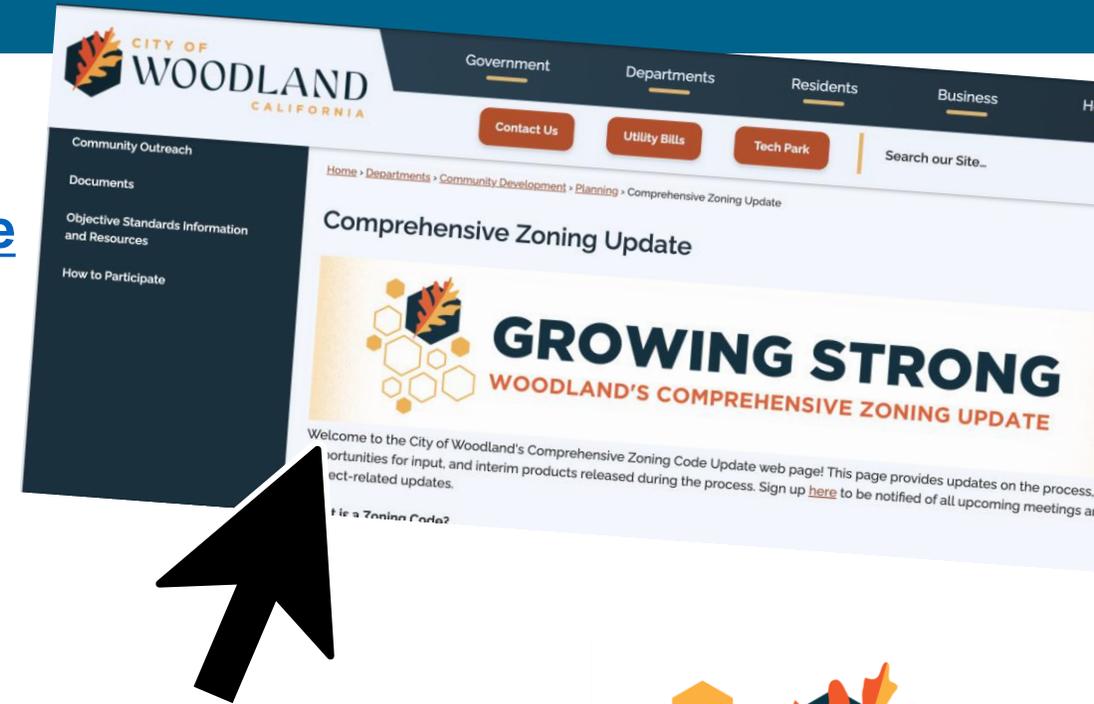


How to Get Involved

- Review the Comprehensive Zoning Code Web Page:
 - <https://cityofwoodland.org/1165/Comprehensive-Zoning-Update>
 - Or bit.ly/woodlandzoning
- Watch Recorded Meetings (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!

