



GROWING STRONG

WOODLAND'S COMPREHENSIVE ZONING UPDATE

Planning Commission Update

September 21, 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**



1

Project Overview, Process, and Outreach



Project Team

- **Lisa Wise Consulting, Inc.**
 - Roger Eastman, AICP
 - Monica Szydluk, 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 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 - Outdated and disjointed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



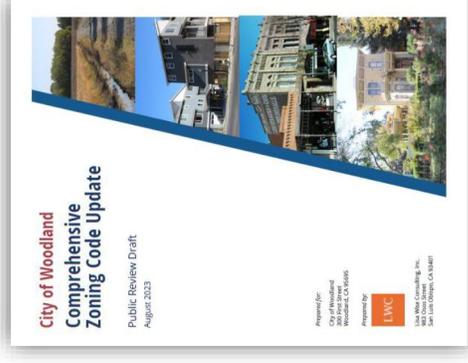
General Plan v Zoning

General Plan

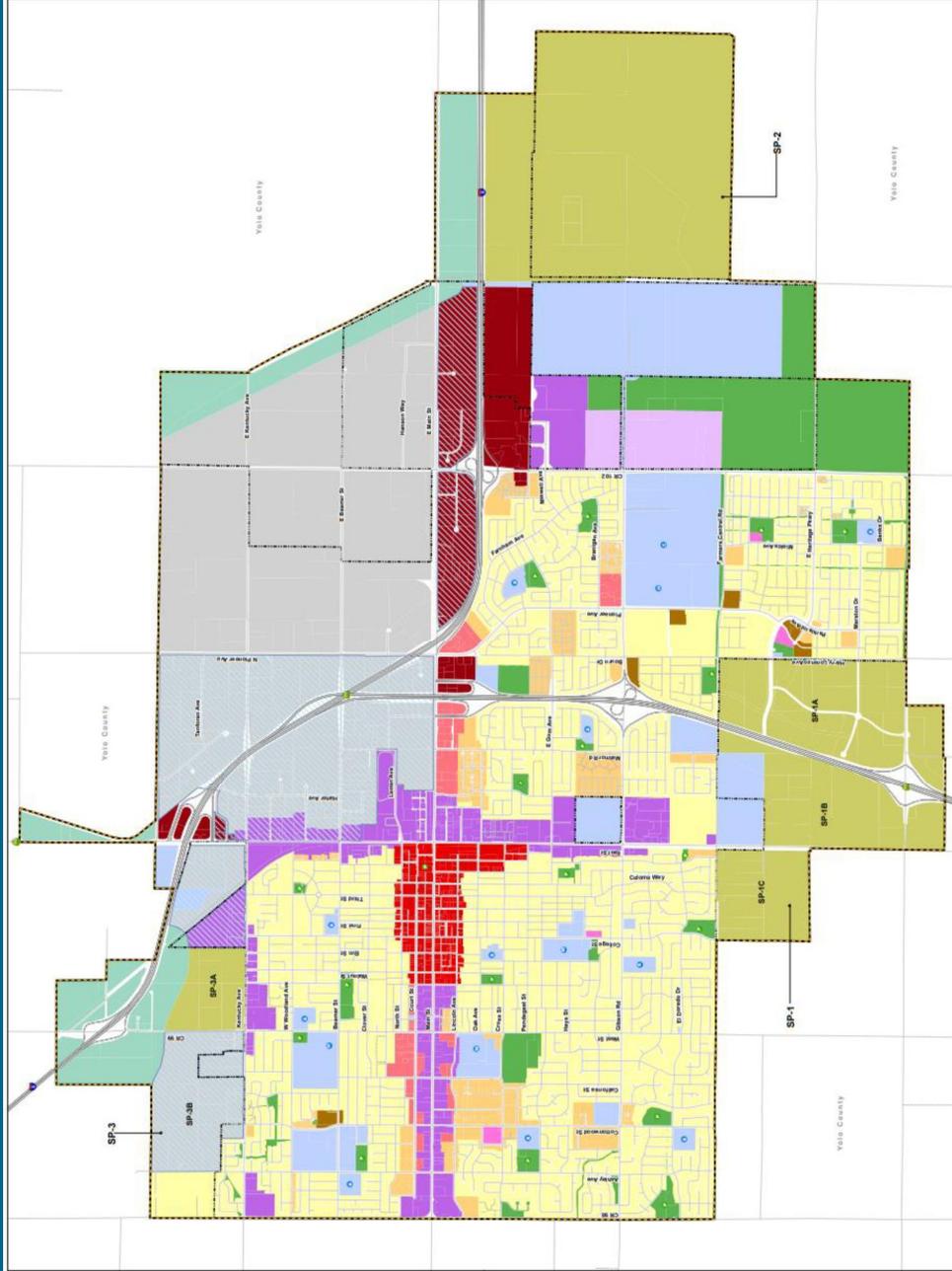
- Provides a long term vision for the physical, economic, and community enhancement.
- Provides goals and policies to allow the vision to be accomplished
- Sets land use locations with density and intensity standards

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



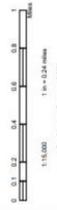
General Plan



General Plan Land Use 2035

- Land Use Designations**
- Low Density Residential (LD)
 - Medium Density Residential (MD)
 - High Density Residential (HD)
 - Downtown Mixed Use (DM)
 - Corridor Mixed Use (CM)
 - 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 (LO)

- Legend**
- City Boundary
 - Water Line
 - Elementary School
 - Middle School
 - High School
 - College
 - Park



Low Density Residential (LD)	1.0 to 8.0
Medium Density Residential (MD)	8.1 to 19.9
High Density Residential (HD)	20.0 to 40.0
Corridor Mixed Use (CX)*	20.0 to 40.0 Lower densities may be allowed where proposed development abuts low density residential development.
Community Commercial (CC)	N/A
Regional Commercial (RC)	N/A

9/17/2023

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

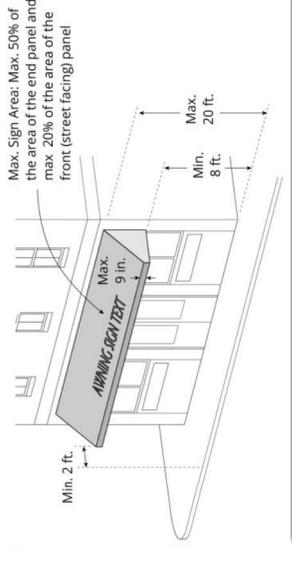
- Establishes project review requirements (e.g. submittal requirements, approval method, meeting noticing)

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

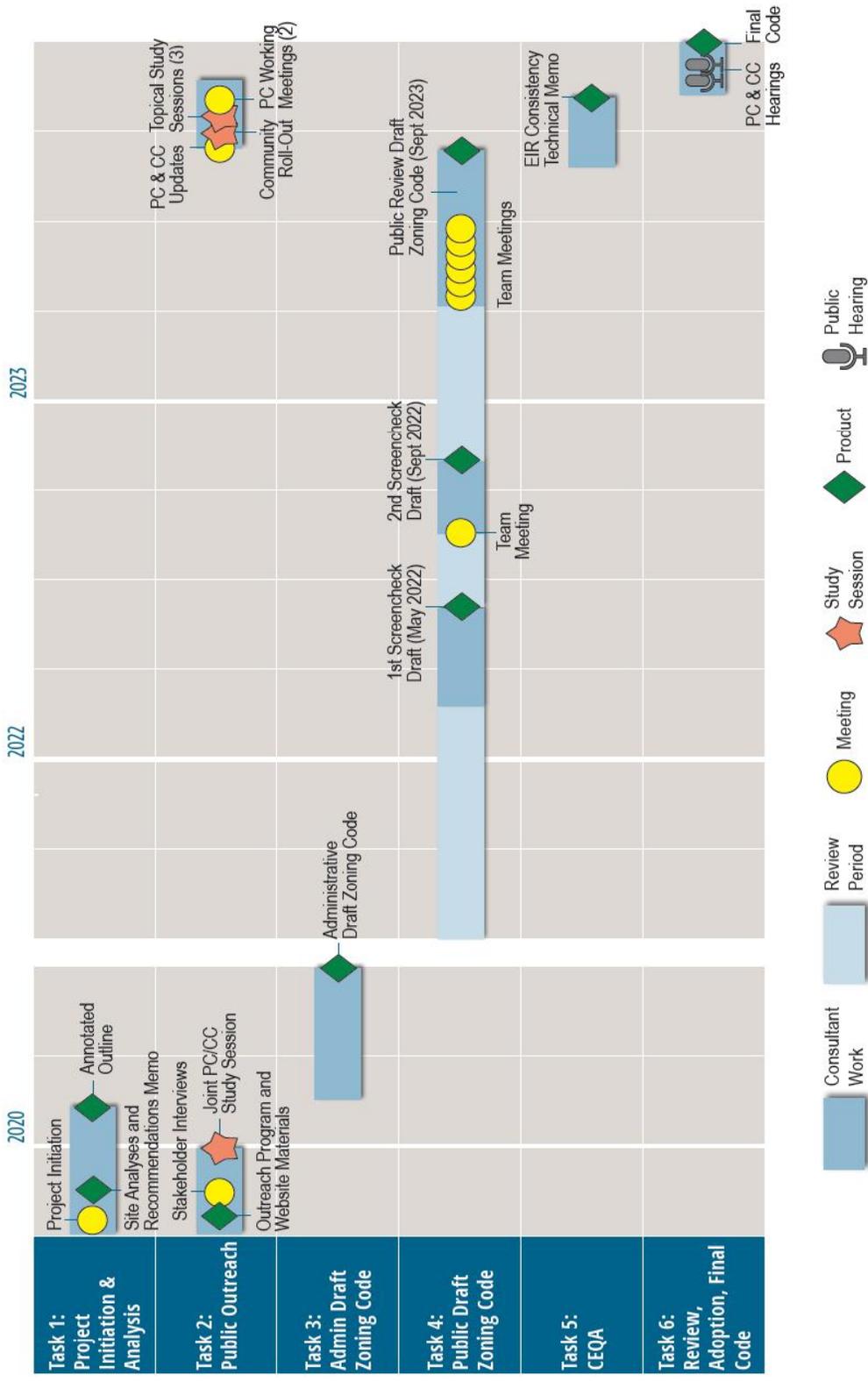


Recent Legislation

- **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

- Unsanitary 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.**



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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 Rezoning	17.136	Variances
	Districts	17.140	Amendments and Zone Changes
17.60	Commercial Land Use Table	17.144	Administration and Enforcement
17.64	C-1 Neighborhood Commercial Zone	17.148	Zoning Administrator
17.68	CBD Central Business District	17.152	Emergency Shelters
17.72	C-2 General Commercial Zone	17.156	Specific Plans
17.76	ESD East Street District	17.160	Spring Lake Specific Plan Building Unit Allocation Program
17.80	C-3 Service Commercial Zone		
17.84	C-H Highway Commercial Zone		

INTERIM ZONING ORDINANCE 2020 – ATTACHMENT A
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ADOPTED APRIL 7, 2020

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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			Implements the following General Plan Land Use:
Chapter	Zone Abbrev.	Zone Name	
Residential Zones			
Chapter 17.28	R-L	Residential Low	Low Density-Residential (1-8 du/ac)
Chapter 17.28	NP	Neighborhood Preservation	Low Density-Residential (1-8 du/ac)
Chapter 17.28	R-LM	Residential Low-Medium (New)	Medium-Low Density-Residential (5-15 du/ac)
Chapter 17.28	R-M	Residential Medium	Medium Density-Residential (8.1-19.9 du/ac)
Chapter 17.28	R-H	Residential High	High Density-Residential (20-40 du/ac)
Downtown Zones (New)			
Chapter 17.32	DX-1	Downtown-Core	Downtown Mixed Use
Chapter 17.32	DX-2	Downtown-Civic	Downtown Mixed Use
Chapter 17.32	DX-3	Downtown-Transitional	Downtown Mixed Use
Chapter 17.32	DX-4	Downtown-Gateway	Downtown Mixed Use

Mixed-Use Zones			
Chapter 17.36	CMU-WM	Corridor Mixed Use - West Main	Corridor Mixed Use
Chapter 17.36	CMU-E	Corridor Mixed Use - East St	Corridor Mixed Use and Downtown Mixed Use
Chapter 17.36	CMU-K	Corridor Mixed Use - Kentucky Ave	Corridor Mixed Use
Chapter 17.36	CMU-A	Corridor Mixed Use - Armfield (New)	Corridor Mixed Use
Chapter 17.36	CMU-F	Corridor Mixed Use - Flex	Corridor Mixed Use with Light Industrial Flex Overlay
Chapter 17.36	CCMU	Community Commercial Mixed Use	Community Commercial
Chapter 17.36	NMU	Neighborhood Mixed Use	Neighborhood Commercial
Commercial Zones			
Chapter 17.40	RC-F	Regional Commercial Flex	Regional Commercial with Light Industrial Flex Overlay
Chapter 17.40	RC	Regional Commercial	Regional Commercial
Employment Zones			
Chapter 17.44	IF	Industrial Flex	Industrial with Light Industrial Flex Overlay
Chapter 17.44	IG	Industrial General	Industrial
Public and Open Space Zones (New)			
Chapter 17.48	PF	Public Facilities	Public/Quasi-Public
Chapter 17.48	OS	Open Space	Open Space
Chapter 17.48	FSA	Flood Study Area	Flood Study Area
Specific Plans			
Chapter 17.52	SLSP	Spring Lake Specific Plan	Various
Chapter 17.52	SASP	Southeast Area Specific Plan	Various
Overlays			
Chapter 17.48	PD	Planned Development Overlay	N/A

Division I: General Provisions

17.04 Purpose and Effect of the Zoning Code

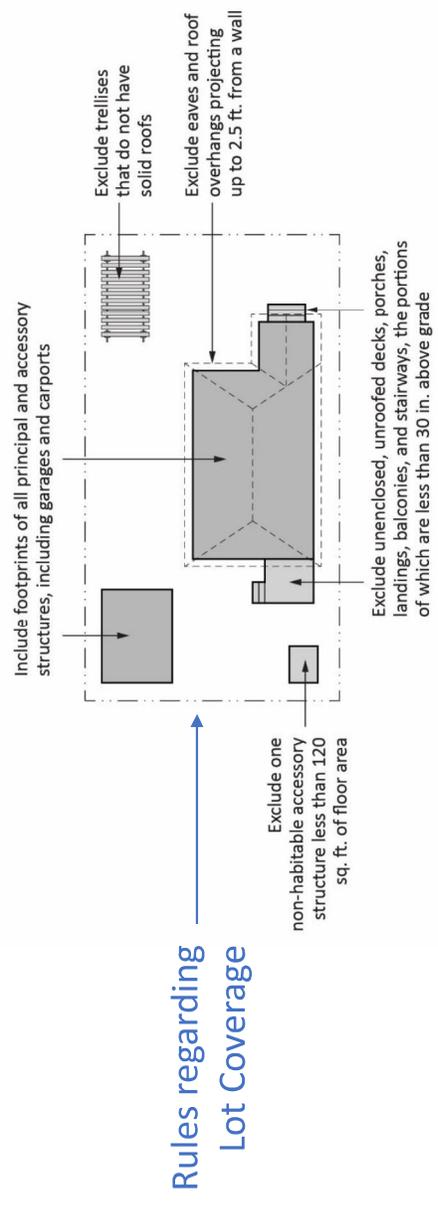
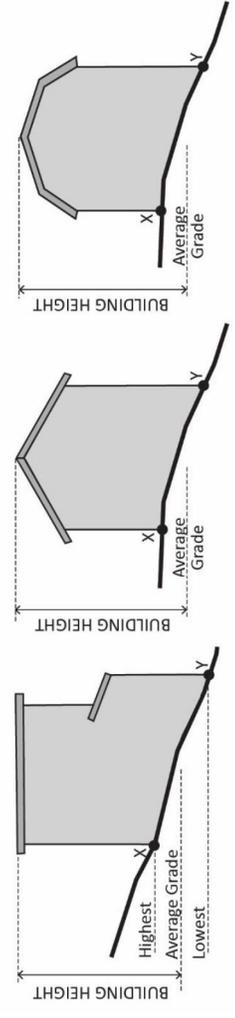
17.08 Interpretation and Rules of Measurement

17.12 Zoning Districts

17.16 Maps

17.20 Reserved

Rules for measuring building height



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
Residential Uses						
Single-Family						
Detached	P	P	P	—	—	
Attached	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				
Principal Structure	Min. 25 ft., Max. 65 ft. within 50 ft. of DV.	Max. 55 ft., 50 ft. within 50 ft. of DV.	Max. 40 ft.	Min. 25 ft., Max. 65 ft.

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

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

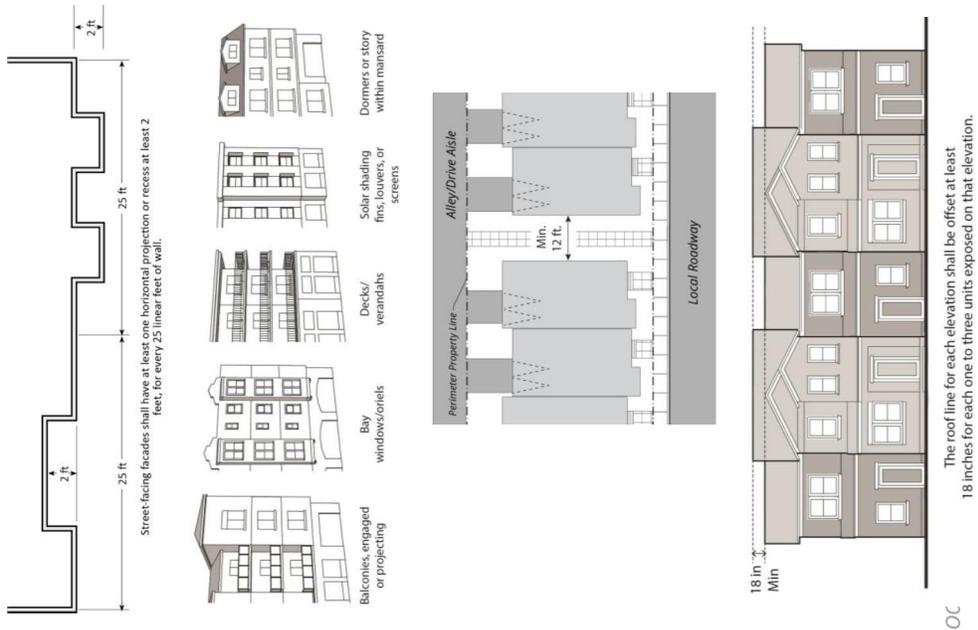


Division II: Zoning Regulations

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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**



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** →

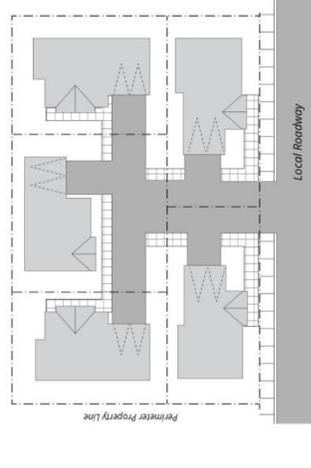
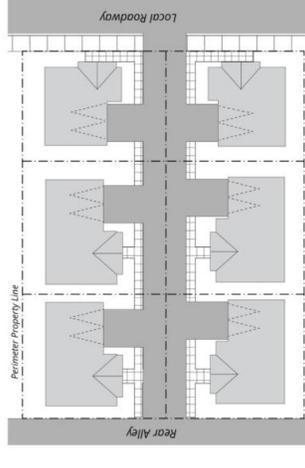
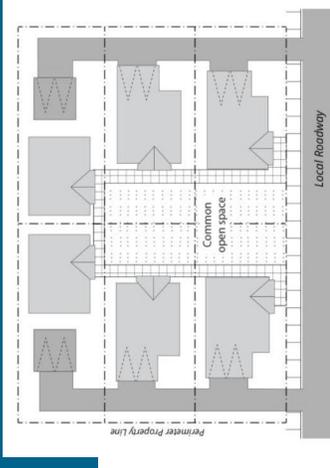
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17.56.060 New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones

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

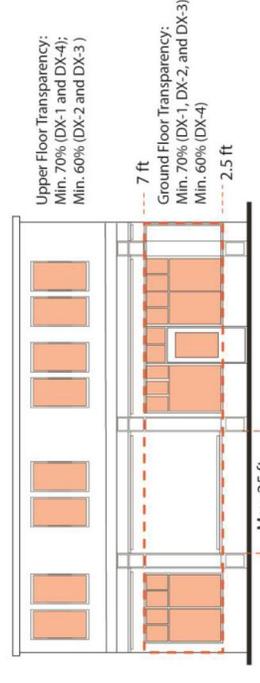
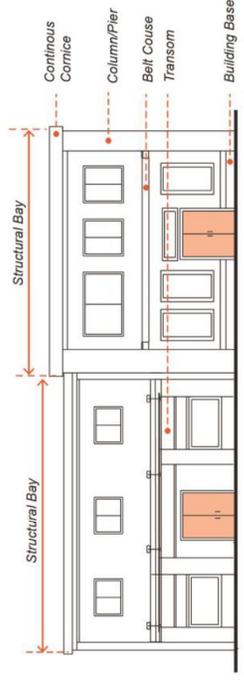


Division II: Zoning Regulations

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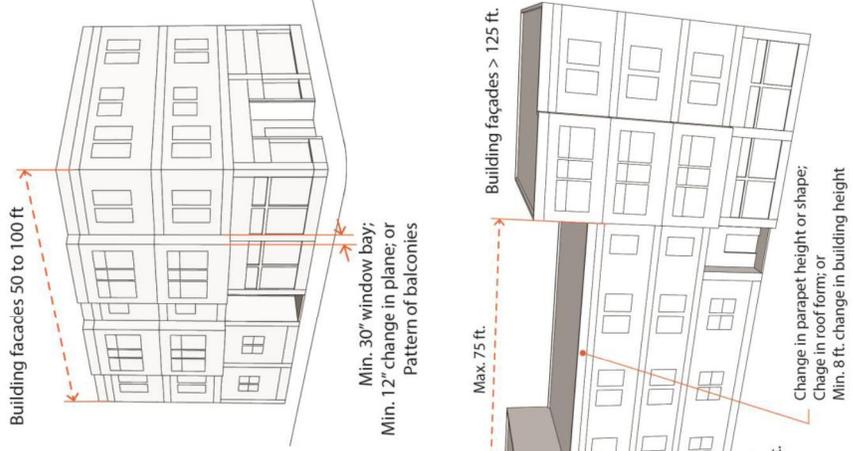
- Applicability (*all Downtown zones*)
- Orientation
- Façade Design
- Corner Treatment
- Entrances
- Roofs
- Transparency
- Blank Walls
- Exterior Materials
- Awnings and Canopies



Division II: Zoning Regulations

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

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

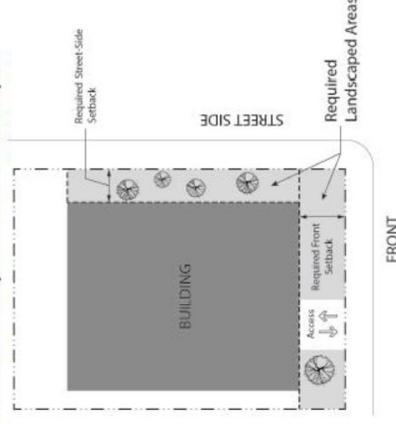
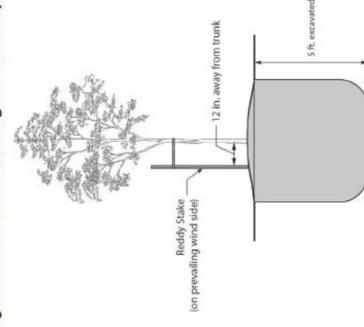


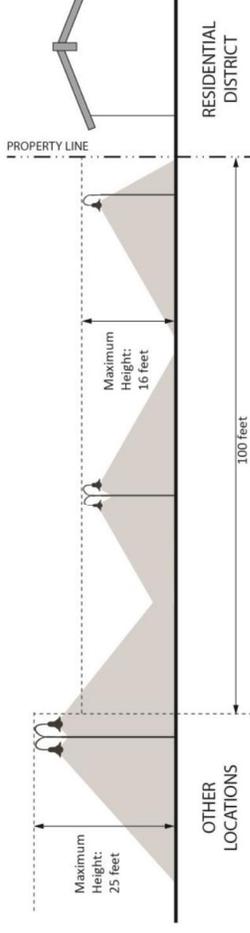
Figure 17.64.040.F-1: Parking Lot Landscaping



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

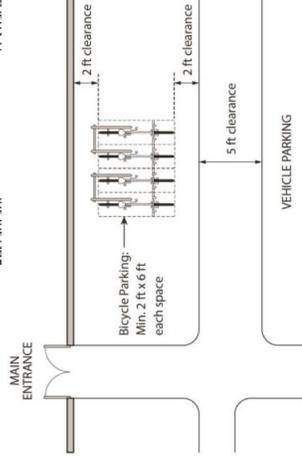
- **Required On-Site Parking Spaces (Updated)** →
- General Provisions
- Alternative Programs for Parking (New)
- Electric Vehicle Charging Stations (New)
- Bicycle Parking (New)
- Loading Parking Area Development and Design Standards
- Accessory Structures

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

17.64 General Site Standards

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

Division III: Citywide Standards

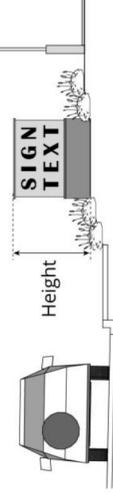
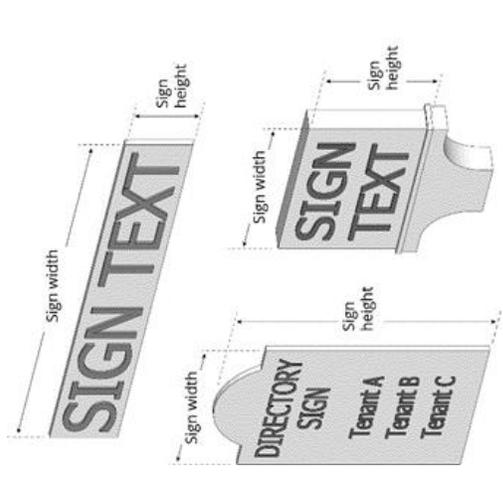
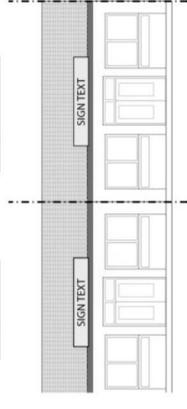
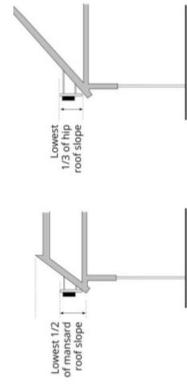
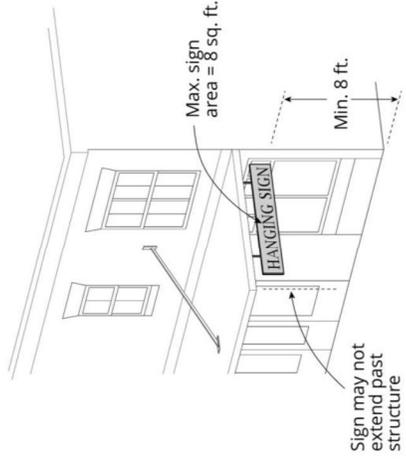
17.72 Signs - Updated format and graphics

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-1, DX-2, DX-3, CCMU	DX-4, CMU- WM	RC	RC-F	IF, IG	OS, PF, FSA
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* = Permitted

Building-Mounted Signs										
Awning Sign	*									
Blade Sign	*									
Canopy Sign										
Directional Sign										
Directory Sign										
Hanging Sign										
Marquee Sign										
Projecting Sign										



Division III: Citywide Standards

17.80 Nonconforming Provisions - Updated

- **Determination of Nonconforming Uses, Structures, and Lots**
 - **Legal v Illegal Nonconforming status** (*Originally permitted or not*)
 - **Defines Nonconformities** (*When a use or structure has a right to continue*)
 - **Nonconforming Lots** (*Lots smaller than minimum requirements*)
- **Alterations and Enlargements to Nonconforming Structures**
 - **Changes or Substitutions of Nonconforming Uses** (*Process for review of changes. Defines intensification of use and identifies property improvements that may be required upon change in tenancy or ownership*)
- **Repair and Replacement of Damaged or Destroyed Nonconforming Buildings**
- **Abandonment or Discontinuance of Nonconforming Uses**
 - **Abandonment** (*A nonconforming use of a building or structure ceases for a continuous period of 6-months. Defines when a use ceases to operate. Allows the Director to grant a 6-month extension if economic conditions warrant the additional time.*)
- **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

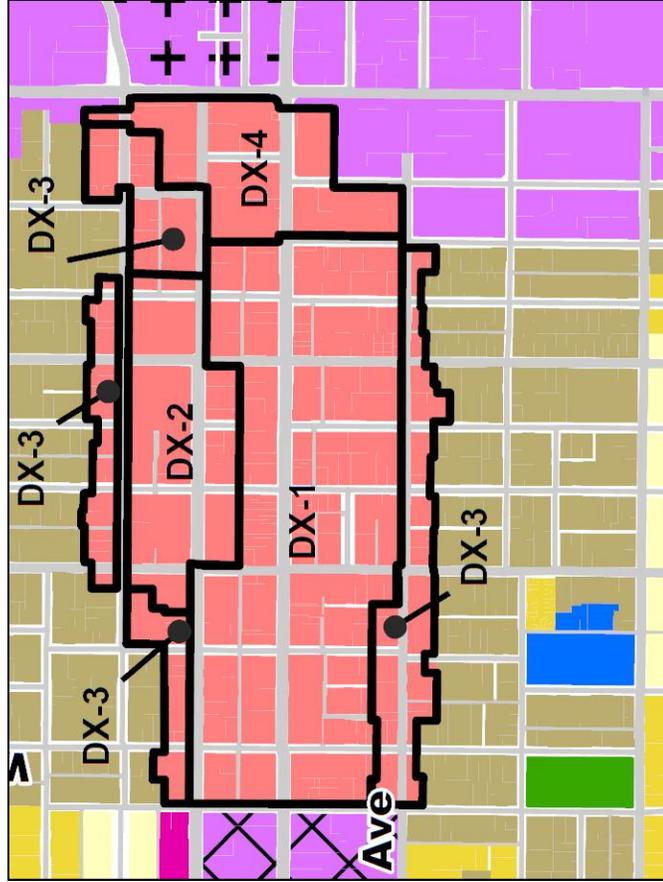




Zoning Map and Amendments

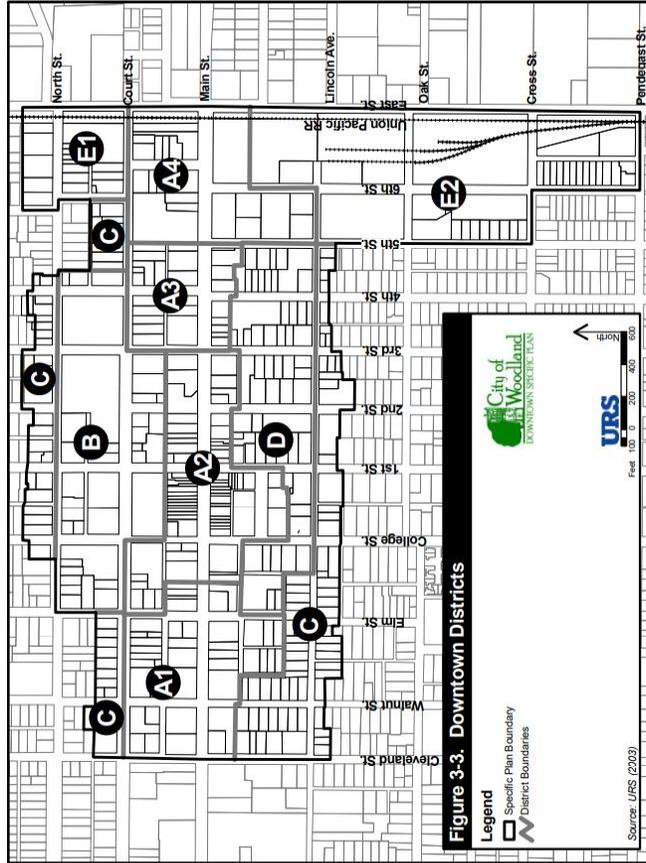


Downtown Zones



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

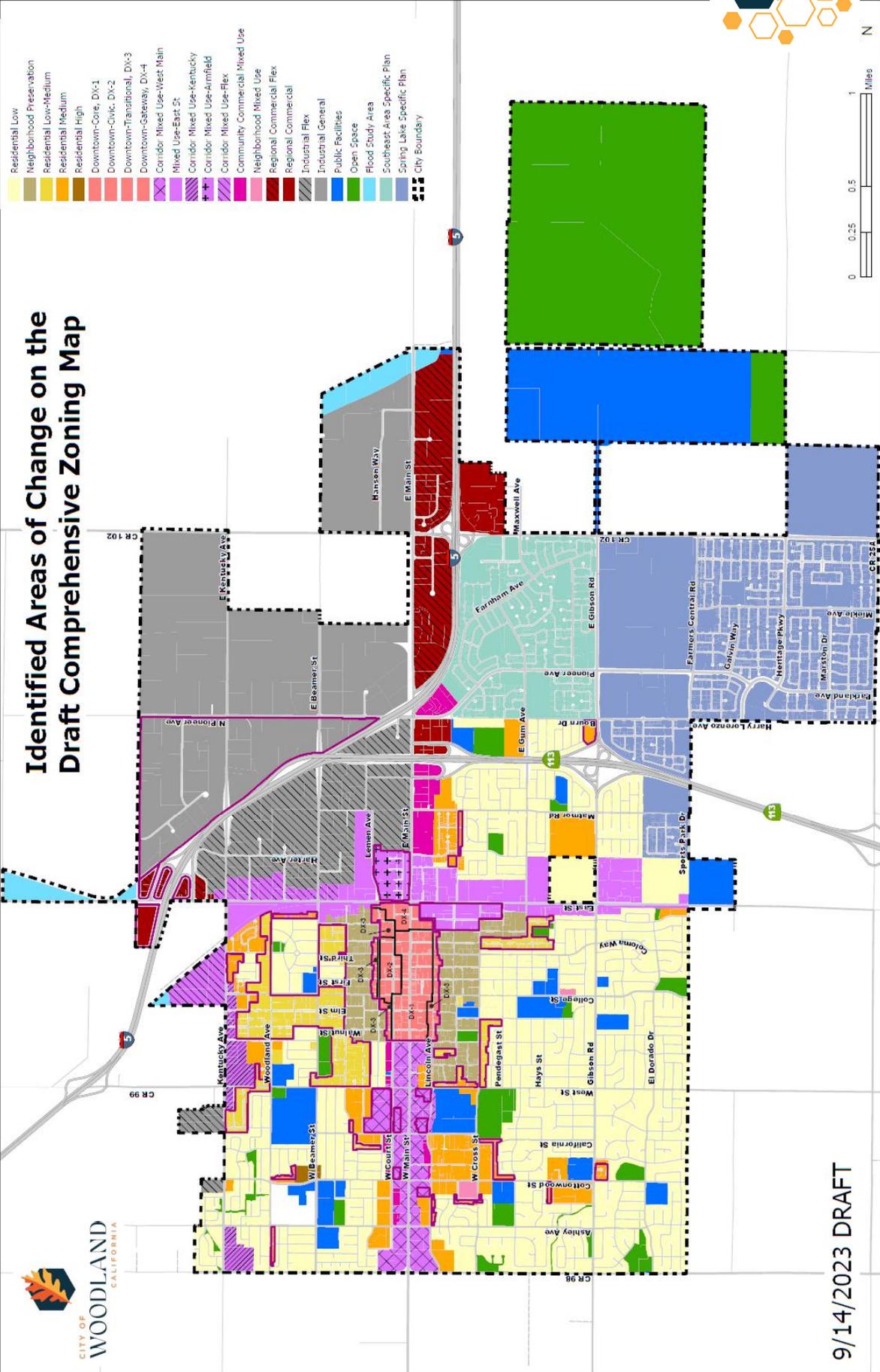
- Simplifies the zones
- Based on the 2017 Synoptic Survey and on the ground review
- Reflective of current conditions



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



Identified Areas of Change on the Draft Comprehensive Zoning Map



9/14/2023 DRAFT

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.

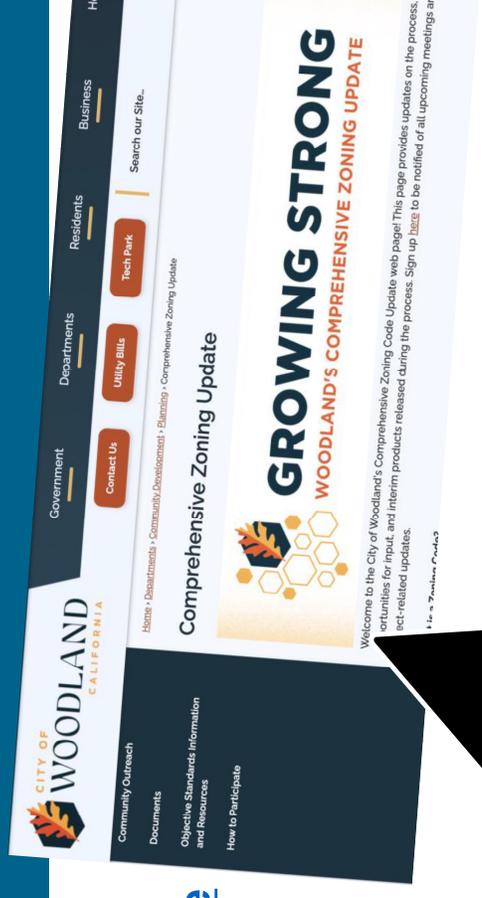


How to Get Involved

- 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!

