



City of Woodland
Meeting Agenda
Planning Commission

City of Woodland
Planning Commission
c/o
Community Development
Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, April 5, 2018

6:30 PM

Council Chambers

Please Note: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

- A. Call to Order**
- B. Roll Call**
- C. Pledge of Allegiance**
- D. Staff and Commissioner Comments**

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

- E. Subcommittee Reports**
- F. Communications from the Public**

This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on the agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Commission may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

- G. Approval of Minutes**
- H. Public Hearing**
 - 1. Interim Zoning Ordinance - Continued Public Hearing
 - 2. Consideration of a General Plan Amendment to Correct Errors in the Recently Adopted 2035 General Plan Land Use Map
- I. Business Items**
- J. Staff or Commissioner Comments**
- K. Adjournment**

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: MEMBERS OF THE PLANNING COMMISSION
DATE: April 5, 2018
ITEM #: 1.
SUBJECT: Interim Zoning Ordinance - Continued Public Hearing

Recommendation for Action:

Staff recommends that the Planning Commission take action on the following:

1. Receive a staff report;
2. Continue the public hearing; and
3. Adopt Resolution NO. PC18-0 recommending that the City Council:
 - a. Find that the Implementation of the Interim Zoning Ordinance was adequately addressed in program level EIR prepared for the 2035 General Plan certified by the City Council on May 16, 2017 by Resolution No. 6835;
 - b. Adopt a stand alone Interim Zoning Ordinance to provide a clear legal basis for zoning and development review to ensure consistency with the 2035 General Plan; and
 - c. Accept appropriate modification to the Interim Zoning Map to ensure consistency with a proposed General Plan Amendment to correct technical errors in the 2035 General Plan Map.

Staff Contact:

Cindy A. Norris, Principal Planner, (530) 661-5911, cindy.norris@cityofwoodland.org

Report in Brief:

The purpose of this action is to recommend adoption of a Phase I zoning update consisting of an Interim Zoning Ordinance. The Interim Ordinance will provide a set of standards and procedures to ensure consistency with the recently adopted 2035 General Plan. The Phase II zoning update will consist of a comprehensive update to the Zoning Ordinance, but may take another year to complete. It is critical during the interim that the City have clear legal basis for the development review process, for guidance on possible allowed uses or new development proposals, and if needed, to enable the city to modify or deny projects that do not conform to the new General Plan.

The Planning Commission's review of the Interim Zoning will occur over two meetings. At the March 15, 2018 meeting, staff provided a comprehensive overview. The Commission provided questions and comments and continued the public hearing to April 5, 2018. The purpose of the second meeting will be for the Planning Commission to make a recommendation to the City Council regarding action on the Interim Zoning Ordinance.

Background:

The City of Woodland reached a significant milestone in approving the 2035 General Plan Update on May 16, 2017. With the update, a number of land use designations, standards, policies and implementation measures were added or changed. In several instances, these changes are inconsistent with the existing Zoning Ordinance and Specific Plans. As example, there is no corresponding zoning district for the new General Plan land use designations Corridor Mixed Use, Light Industrial Flex and Regional Commercial with Light Industrial Flex Overlay (CMU, LIF, RC/LIF). Ultimately, the City intends to prepare a comprehensive update to the Zoning Ordinance, but that effort may take an

additional year or more to complete. Therefore, it is critical during the interim period to provide City staff with a legal basis to conduct regulatory review concerning development, assessment of allowed uses, and if needed, to enable the city to modify or deny projects that do not conform to the new General Plan.

The proposed interim zoning ordinance will constitute the initial Phase I of a zoning update effort, followed by preparation of a comprehensive final zoning update as Phase II. Phase I will be a stand-alone, uncodified ordinance that will include text and regulations as well as updated zoning district boundaries, uses, map, graphics, and exhibits as needed in place until the final comprehensive zoning is enacted.

The City has the authority under California Government Code 65858 to adopt “interim zoning”. The purpose of an interim zoning ordinance is to immediately allow for the prohibition of certain uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that is being considered or studied. If the City Council adopts the Interim Zoning Ordinance, it would do so as an urgency ordinance, and the ordinance could remain in effect for no longer than two years. Interim zoning will not only ensure that new development is consistent with the General Plan, but it will also provide predictability and certainty for property owners and developers during the “transition” period until the final comprehensive zoning is complete.

On March 15, 2018, the Planning Commission held a public hearing to consider the Interim Zoning. The Commission received a report from Staff, accepted comments from one member of the public, requested clarification from staff on several items, and continued the public hearing to April 5, 2018. Since that meeting staff has made edits to the Interim Zoning text shown in as track changes in Attachment 2.

Discussion:

Not all land use areas were changed with the new General Plan. The existing Zoning Map and Zoning Ordinance will remain in effect over those parcels (R-1, R-2, R-M, I). For those areas that do have new land use designations, the Interim Ordinance will repeal specific Articles in the existing zoning, which will be superseded by the Interim Zoning. The replaced zones will no longer apply, (C-2, C-3, CH, EOZ-I, EOZ-CH and East Street Specific Plan). The interim map and new interim zones will apply on affected properties. The primary affected land areas are located along the major corridors, Main Street (not including the Downtown), East Street, and Kentucky as well as a portion of the Industrial area west of Pioneer Avenue.

The following criteria were used in development of the Interim Zoning Ordinance, based upon the 2035 General Plan:

- Make zoning easier to understand and use
- Streamline development review and approval
- Provide greater certainty for future development through application of specific design standards that are form based
- Provide administrative review and relief options
- Encourage and facilitate infill development
- Encourage healthy lifestyle choices and ensure walkability
- Provide flexibility to allow adaptation to market conditions
- Incentivize job generating uses
- Achieve high quality urban design
- Emphasize sustainability principles and compliance with the CAP
- Develop performance standards for commercial and industrial uses to minimize incompatibilities with surrounding properties
- Update the non-conforming use standards (separate update to the zoning code), recognize benign non-conforming uses as compared with those that are inconsistent with the General Plan.

Key Provisions in the Interim Zoning Ordinance

- New Zoning Districts with Corresponding Use Table and Definitions

Eight new zoning districts are proposed as shown in the Interim Zoning Map in Attachment 3:

- Corridor Mixed Use (CMU)
 - o CMU-E (East Street);
 - o CMU-WM (West Main Street);
 - o CMU-K (Kentucky Avenue), and
 - o CMU/LIF (Corridor Mixed Use with Light Industrial Flex Overlay)
- Community Commercial
 - o CC (Community Commercial)
- Regional Commercial
 - o RC (Regional Commercial)
 - o RC/LIF (Regional Commercial with Light Industrial Flex Overlay)
- Industrial with a Light Industrial Flex Overlay
 - o I/LIF (Industrial with Light Industrial Flex Overlay)

The proposed new use table (as provided in Attachment 4) has been tailored to be reflective of the character or intent for each zoning district. The use table provides grouped categorization of uses that are Permitted “P”, allowed with a Zoning Administrator permit “A”, or conditionally permitted “C”. The use table also clearly specifies those uses that are be prohibited “-“. In order to provide greater understanding in evaluating uses, comprehensive definitions of the listed uses accompany the use table. Because it is not possible to list all possible uses that may occur, the intent is to rely upon the use definitions to describe the general characteristics of identified uses, which will then help in making best fit interpretations for new and proposed uses.

New Development and Urban Form Design Standards and Guidelines

The new development standards generally rely on form-based and physical design concepts. The intent is to create human-scale building and landscape forms, particularly along streets and other public rights-of-way, to foster denser, walkable, transit oriented urban design, characterized by buildings whose form and placement help “frame” the street, with reduced parking provided to the rear or side of each site, visible and accessible entries, and pedestrian friendly design. Building front setbacks from the street are reduced, compared to current zoning standards, and greater intensity of development is encouraged. The focus is on the street front and building exteriors with the goal to activate street frontages and corridors.

Urban form standards and guidelines describe expectations with regard to architectural form, pedestrian oriented design features, site circulation, treatment of outdoor spaces, and landscaping emphasizing high-quality street-frontage design and walkability. Those projects that meet the specified site development standards and design criteria should move through the review process quickly.

New Performance Standards and Findings

The Interim Ordinance provides measurable performance standards to which all development shall be subject. These will be in addition to performance standards provided in the current Zoning Ordinance. Performance standards help to ensure compatibility and limit nuisance or hazardous effects from adjacent properties and uses.

Updated Review Process and an Emphasis on Administrative Review

With the goal of providing greater certainty and reducing review requirements and timelines, the Interim Zoning

Ordinance allows a larger number of uses that are permitted, or that may be considered through a staff level zoning administrator review. This is possible because the Interim Ordinance provides specific direction to applicants, owners, and residents through the inclusion of specific site development criteria, special regulations, urban form standards and guidelines, as well as specific performance standards. A proposed project that has a complete application and meets these zoning provisions should be able to move through the process in a more efficient manner. Further, the Ordinance provides the ability to address and review conflicts or uncertainties that may arise between the General Plan and Zoning.

-
Potential Zoning Map update consistent with General Plan Amendment

Concurrent with review of the Interim Zoning Ordinance, the City is also conducting a technical clean up to the 2035 General Plan land use map. There are eight (8) locations where proposed General Plan land use changes are recommended to the Land Use Map. If approved, the Interim Zoning Map will also be amended consistent with those changes. A draft amended Interim Zoning Map is included as Attachment 5 to illustrate the changes that will be made concurrently if the General Plan Amendment is approved.

Meetings and Subcommittee Review:

During the development of the General Plan, the City held numerous public workshops and community sessions seeking comments and participation in review of the goals, policies and implementation programs. Many comments received and adopted policies and programs identify the need to modify zoning. The Planning Commission Subcommittee has met twice to regarding the Interim Zoning Ordinance, on September 15, 2017 and again on February 21, 2018. In addition, staff presented the zoning update to the Chamber of Commerce on February 21, 2018.

On March 15, 2018, the Planning Commission held a duly noticed public hearing. The Planning Commission received an in depth report from staff, followed by questions and public comment. One member of the public was in attendance. In response to questions and comments offered, staff has made additional edits to the draft Interim Zoning Text. These edits are shown in track changes in Attachment 2. There were no substantive changes or edits recommended at the March 15, 2018 meeting.

Public Notification:

The Public Hearing Notice for the Planning Commission hearing was published in a one-eighth page notice in the Daily Democrat newspaper on March 4, 2018.

Copies of all referenced documents can be ordered through the City or accessed online at the City of Woodland web site: <http://cityofwoodland.org/gov/meetings.asp>.

Environmental Determination:

The intent of the Interim Zoning Ordinance is to bring conformity between the zoning and the General Plan. The proposed Interim Zoning Ordinance relies on the previously certified Final Environmental Impact Report for the 2035 General Plan and Climate Action Plan (EIR). As stated on page IA 1-20 of the General Plan Update 2035, "For the period immediately following the adoption of the General Plan, the City will establish a stand-alone Interim Zoning Ordinance in accordance with Government code Section 65858, which would apply until a comprehensive update of the Zoning Ordinance is completed."

Additionally, on page 1-2 of the Draft Environmental Impact Report for the 2035 General Plan and Climate Action Plan it is explained that the City elected to include an enhanced level of analysis for the General Plan Update EIR. It further states that, "The 2035 General Plan EIR uses detailed, parcel-level land use programming for the basis of analysis, with

a focus on vacant and underutilized properties that would be appropriate for development between the present and 2035. This EIR includes a comprehensive analysis of land use changes anticipated under the 2035 General Plan, with additional detail in the areas, such as transportation, air quality, greenhouse gas emissions, noise and other topics, based on reasonable assumptions as to the amount, type, and character of land use changes under the 2035 General Plan.” Therefore, the Interim Zoning Ordinance is within the Findings of Fact regarding Impacts and Mitigation Measures (CEQA Guidelines Section 15168 (c)(2)) and provisions of the California Environmental Quality Act (CEQA) have been satisfied.

Conclusion:

Staff recommends adoption of the Interim Zoning Ordinance, the Interim Zoning Map and other tables or graphics. Adoption of the Interim Zoning Ordinance will provide a legal bridge while the comprehensive code update is being prepared and its use will help inform future standards and most importantly will facilitate the review of project proposals located in the affected areas.

- Staff recommends that the Planning Commission take action on the following:

That the Planning Commission make the following motion:

Motion: Adopt Resolution NO. PC18-0 recommending that the City Council:

1. Find that the Implementation of the Interim Zoning Ordinance was adequately addressed in program level EIR prepared for the 2035 General Plan certified by the City Council on May 16, 2017 by Resolution No. 6835;
1. Adopt a stand alone Interim Zoning Ordinance to provide a clear legal basis for zoning and development review to ensure consistency with the 2035 General Plan; and

Accept appropriate modification to the Interim Zoning Map to ensure consistency with a proposed General Plan Amendment to correct technical errors in the 2035 General Plan Map.

Prepared By: Cindy A. Norris, Principal Planner

ATTACHMENTS:

Description	Upload Date	Type
ATT 1 - Planning Commission Resolution	3/28/2018	Resolution
ATT 2 - Interim Zoning Ordinance (Attachment A to the PC Resolution)	3/28/2018	Ordinance
ATT 3 - Interim Zoning Map (Exhibit A to the Interim Zoning Ord and Attachment B to the PC Reso)	3/28/2018	Map
ATT 4 - Comprehensive Use Table (Exhibit B to the Interim Zoning Ordinance and Attachment C to the PC Resolution)	3/28/2018	Backup Material
ATT 5 - Recommended Amendments to the Interim Zoning Map Should Proposed General Plan Corrections be Approved.	3/28/2018	Backup Material

**PLANNING COMMISSION
RESOLUTION NO. PC 18- 0__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING THE CITY COUNCIL OF THE CITY OF
WOODLAND ADOPT A PHASE I/INTERIM ZONING ORDINANCE THEREBY
ENSURING CONFORMANCE WITH THE 2035 GENERAL PLAN AND 2035
CLIMATE ACTION PLAN**

WHEREAS, on May 16, 2017, the City Council of the City of Woodland adopted the 2035 General Plan and the 2035 Climate Action Plan; and

WHEREAS, the City of Woodland conducted numerous public workshops and community sessions seeking comments and participation on the 2035 General Plan update, including review of goals, policies, and implementation programs, many of which spoke to the need to modify zoning provisions; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), on May 16, 2017, the City Council certified the Final Environmental Impact Report (FEIR) for the 2035 General Plan and 2035 Climate Action Plan, documents in which the need for an Interim Zoning Update was identified; and

WHEREAS, further, the 2035 General Plan EIR uses detailed land use programming for the basis of analysis, with a focus on vacant and underutilized properties that would be appropriate for development between the present and 2035. The EIR includes a comprehensive analysis of land use changes anticipated under the 2035 General Plan, with additional detail in the areas, such as transportation, air quality, greenhouse gas emissions, noise and other topics, based on reasonable assumptions as to the amount, type, and character of land use changes under the 2035 General Plan. Therefore, the Interim Zoning Ordinance is within the Findings of Fact regarding Impacts and Mitigation Measures (CEQA Guidelines Section 15168 (c)(2)) and provisions of the California Environmental Quality Act (CEQA) have been satisfied; and

WHEREAS, the City of Woodland intends, within a reasonable time after adopting the 2035 General Plan, to comprehensively update the Zoning Ordinance, Zoning Map, and affected Specific Plans, to ensure consistency with the new General Plan, but believes that it will take up to an additional year for City Staff to complete the comprehensive update; and

WHEREAS, during this interim period between the adoption of the 2035 General Plan and approval of a comprehensive update to the Zoning Ordinance, Zoning Map, and affected Specific Plans, the City has found inconsistencies between the 2035 General Plan and Zoning Ordinance and Specific Plans; and

WHEREAS, the City intends to establish an Interim Zoning Ordinance in accordance with Government Code Section 65858, which would apply until a comprehensive update of the Zoning Ordinance is completed. The Phase I/Interim Zoning Ordinance will be a stand-alone, uncodified ordinance with an associated zoning map; and

WHEREAS, the City reviewed the proposed Interim Ordinance with representative groups including the City of Woodland Chamber of Commerce policy group and the Planning Commission Zoning Subcommittee; and

WHEREAS, a public notice describing the proposed amendments to the Municipal Code was published in the Daily Democrat, a newspaper of general circulation, in accordance with Government Code section 60661; and

WHEREAS, on March 15, 2018 the Planning Commission held a duly noticed public hearing, which was continued to April 5, 2018, to review the proposed Phase I/Interim Zoning Ordinance, to consider evidence and testimony presented by City Staff and other interested parties and voted _____ to _____ recommend approval to the City Council; and

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the above findings, determinations, and recommendations with respect to the proposed Ordinance and recommends to City Council approval of the proposed Ordinance, as revised by the Planning Commission and attached hereto.

PASSED AND ADOPTED by the Planning Commission this 5th day of April 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marco Lizzaraga Chairperson

ATTEST:

Stephen Coyle, Deputy Director Community Development

Attachment A:	Interim Zoning Ordinance
Attachment B:	Interim Zoning Map - Exhibit A to the Ordinance
Attachment C:	Comprehensive Use Table – Exhibit B to the Ordinance

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING A PHASE I/INTERIM ZONING ORDINANCE, THEREBY ENSURING CONFORMANCE WITH THE 2035 GENERAL PLAN AND 2035 CLIMATE ACTION PLAN

WHEREAS, on May 16, 2017, the City Council of the Woodland adopted the 2035 General Plan and the 2035 Climate Action Plan; and

WHEREAS, the City of Woodland conducted numerous public workshops and community sessions seeking comments and participation on the 2035 General Plan update, including review of goals, policies, and implementation programs, many of which spoke to the need to modify zoning provisions; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), on May 16, 2017, the City Council certified the Final Environmental Impact Report (FEIR) for the 2035 General Plan and 2035 Climate Action Plan, documents in which the need for an Interim Zoning Update was identified; and

WHEREAS, further, the 2035 General Plan EIR uses detailed land use programming for the basis of analysis, with a focus on vacant and underutilized properties that would be appropriate for development between the present and 2035. The EIR includes a comprehensive analysis of land use changes anticipated under the 2035 General Plan, with additional detail in the areas, such as transportation, air quality, greenhouse gas emissions, noise and other topics, based on reasonable assumptions as to the amount, type, and character of land use changes under the 2035 General Plan. Therefore, the Interim Zoning Ordinance is within the Findings of Fact regarding Impacts and Mitigation Measures (CEQA Guidelines Section 15168 (c)(2)) and provisions of the California Environmental Quality Act (CEQA) have been satisfied; and

WHEREAS, the City of Woodland intends, within a reasonable time after adopting the 2035 General Plan, to update the Zoning Ordinance, Zoning Map, and affected Specific Plans, to ensure consistency with the new General Plan, but believes that it will take up to an additional year for City Staff to complete the comprehensive update; and

WHEREAS, during this interim period between the adoption of the 2035 General Plan and approval of a comprehensive update to the Zoning Ordinance, Zoning Map, and affected Specific Plans, the City has discovered inconsistencies between the 2035 General Plan and Zoning Ordinance and Specific Plans, including new land use designations that do not have corresponding zoning districts, creating a lack of clarity on the part of project applicants and City staff processing applications; and

WHEREAS, due to the need to have interim guidance following adoption of the 2035 General Plan and adoption of the new Zoning Ordinance that is consistent with the General Plan, the City Council finds that this urgency ordinance is in the best interests of the public health, safety, and welfare as it will provide much needed direction and clarity to both the City and project applicants regarding applicable zoning standards relating to allowed, conditionally allowed or prohibited uses and site development requirements; and

WHEREAS, this Ordinance is being adopted pursuant to Government Code Section 65858, which would apply for an initial period of 45 days and may be further extended for a maximum total period of two years provided certain findings have been satisfied, or until a comprehensive update of the Zoning Ordinance is completed. The Phase I/Interim Zoning Ordinance will be a stand alone, uncodified ordinance with an associated zoning map; and

WHEREAS, the City reviewed the proposed Interim Ordinance with representative groups including the City of Woodland Chamber of Commerce policy group and the Planning Commission Zoning Subcommittee; and

WHEREAS, a public notice describing the proposed amendments to the Municipal Code was published in the Daily Democrat, a newspaper of general circulation, in accordance with Government Code section 60661; and

WHEREAS, on March 15, 2018 the Planning Commission opened a duly noticed public hearing, which was continued to April 5, 2018, to review the proposed Phase I/Interim Zoning Ordinance, to consider evidence and testimony presented by City Staff and other interested parties and voted to recommending approval to the City Council; and

WHEREAS, the City of Woodland City Council considered this Ordinance during a duly noticed public hearing on , 2018, pursuant to Government Code Section 65858(b).

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

Section 1. **Establish Interim Zoning Ordinance.** The City Council hereby adopts the Interim Zoning Ordinance, attached hereto as **Attachment 1**, to ensure consistency with the 2035 General Plan pursuant to the authority for adopting interim zoning regulations set forth in Government Code section 65858.

Section 2. **Supersede.** The Interim Zoning Ordinance in some places conflicts with Chapter 25 of the Municipal Code, the City of Woodland Zoning Ordinance. In those instances of a conflict, in particular in Articles 3, 13, 15, 16, 17, 17.5, 18, and 31 of Chapter 25 of the City of Woodland Municipal Code, the provisions of the Interim Zoning Ordinance shall apply and supersede all applicable provisions of Chapter 25, the City of Woodland Zoning Ordinance.

Section 3. **Establish Interim Zones.** The City Council hereby adopts Interim Zoning Districts, as shown on a map attached hereto as **Attachment 2**, and also referred to in the Interim Zoning Ordinance as *Exhibit A - Interim Zoning Map*.

Section 4. **CEQA.** The City Council hereby finds that this Ordinance

Section 5. **Effective Date.** This Ordinance shall take effect immediately upon approval of the City of Woodland City Council.

PASSED AND ADOPTED by the City Council of the City of Woodland on this _____ day of _____, 2018, by at least a 4/5 vote, as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

Enrique Fernandez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Attachment 1 – Interim Zoning Ordinance

Attachment 2 – ~~Exhibit A~~ – Interim Zoning Map ([Exhibit A to the Interim Zoning Ordinance](#))

[Attachment 3 – Comprehensive Use Table \(Exhibit B to the Interim Zoning Ordinance\)](#)

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ARTICLE 1 General Provisions

1.01 Title

This ordinance shall be known and cited as the “Interim Zoning Ordinance”.

1.02 Purpose and Authority

The purpose of this Interim Zoning Ordinance is to establish zoning standards consistent with the 2035 Woodland General Plan, adopted by the City Council by Resolution 6836 on May 16, 2017, and to apply such interim standards until such time as the City Council adopts a new more comprehensive Zoning Ordinance that is consistent with the 2035 General Plan. These regulations are enacted pursuant to the Authority for adopting interim zoning regulations established in Government Code Section 65858.

1.03 Definitions and Key Terms of Reference

Definitions in Article 3 of the Zoning Ordinance in Chapter 25 of the Municipal Code are incorporated by reference. Additional definitions ~~for key terms and groupings~~ of land use (called “use groups”) are presented in Article 6 of this Ordinance Section 6.02, with Definitions of Terms provided in Section 6.03.-

As used in this Ordinance, the following terms have the following meanings:

- ~~A. “General Plan” means the 2035 Woodland General Plan adopted by the City Council by Resolution 6836 on May 16, 2017.~~
- ~~B. “General Plan Land Use Designations” and “General Plan Land Use Diagram” means the designation depicted on Figure 2-5 of the General Plan entitled “Land Use Diagram and the Land Use Diagram” itself.~~
- ~~C. “Zoning Ordinance” means the ordinance codified as Chapter 25 of the Municipal Code.~~
- ~~D. “Zoning Map” means a map or maps that were adopted to implement the Zoning Ordinance and delineate the boundaries of zones within the city.~~
- ~~E. “Zones” refer to the zones that are included in the Zoning Ordinance and shown on the Zoning Maps.~~
- ~~F. “Interim Zones” or “Zoning Districts” refer to the zoning designations established in this Ordinance.~~
- ~~G. “Best Fit” means the most appropriate existing zone that would implement a General Plan land use classification for a specific development site, taking into consideration the permitted and conditionally permitted land uses and the allowable height, density/intensity, and other development standards established in the Zoning Ordinance. Applying the “Best Fit” does not mean that a particular piece of property will rezoned; rather, it means that the applicable standards for a particular zone will apply to a project when the project is in an area where the zoning and General Plan are not in conformity with each other.~~

H.A. Sections beginning with “25” refer to sections of the Zoning Ordinance.

I.B. Sections beginning with “1” refer to sections of this ordinance.

1.04 Permit Procedures and Variances

All development subject to this Ordinance shall follow the procedures for site plan review and obtaining permits and other approvals as specified in the Zoning Ordinance and Community Design Standards. In addition, this Ordinance and the 2035 General Plan establish identical residential density and maximum floor area ratios (FARs). Any proposed deviation from a prescribed residential density or floor area ratio shall require a General Plan Amendment, unless the General Plan specifically provides for such deviations.

1.05 General Plan Conformity Review

This Interim Zoning Ordinance establishes “interim zones” consistent with the General Plan. This Ordinance, shall govern the City’s determinations of whether development applications conform to the General Plan until the City Council adopts a permanent and comprehensive Zoning Ordinance. The current Zoning Ordinance shall continue to apply to any property for which this Interim Zoning Ordinance does not apply.

- A. **Applicability: Exemptions.** Every project located in the City must conform to the City’s General Plan. Discretionary review under this section does not apply to projects with approved conditional use permits, approved minor conditional use permits, approved tentative subdivision maps, valid building permits, and similar entitlements.
- B. **Process for Conformity Determinations; Director’s Decision and Appeals.**
 - 1. The Community Development Director shall have the authority to determine whether any development application conforms to the General Plan according to the criteria for General Plan conformity determinations established in this Article 1, and issue a written decision.
 - 2. The Director’s decision may be appealed to the Planning Commission consistent with the provisions contained in Section 25-31-40. The Commission shall act on the appeal after a duly-noticed public hearing. The Commission’s decision may be appealed to the City Council. In considering an appeal at a duly-noticed public hearing, the appeal body shall determine whether the application conforms to the General Plan and may affirm, overturn, or modify the proposed determination. The decision of the appeal body shall be made by resolution.
- C. **Criteria for Determining General Plan Conformity**

This section specifies the process for processing development applications depending on whether the application conforms to the General Plan.

- 1. Applications in conformance with the General Plan:

- a. ***If allowed by the Interim Zoning Ordinance or Zoning Ordinance (no “express conflict”).*** The permitting process for the proposal shall be consistent with requirements and entitlement process as set forth in the Interim Zoning Ordinance or the Zoning Ordinance.
 - b. ***If not permitted by the Zoning Ordinance (“express conflict”).*** An application that is determined to conform to the General Plan, but is not permitted or conditionally permitted by the Zoning Ordinance and Interim Zoning Ordinance may be approved upon the granting of a conditional use permit, if it is determined that the application conforms to the findings set forth in Article 27 and to each of the following additional findings:
 - i. The application will be physically compatible with the neighborhood context, development patterns and building form, and scale will be clearly appropriate for the surrounding area;
 - ii. The proposed application, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
 - iii. The application is clearly consistent with the purposes of the district in which the site is located;
 - iv. The application is clearly consistent with the intent and desired character of the relevant land use classification or the General Plan and any associated General Plan policies; and
 - v. The application will clearly promote implementation of the General Plan.
 - c. ***Optional Rezoning in Lieu of Conditional Use Permit (“Express Conflict”).*** At the applicant’s option, in lieu of the conditional use permit provided above, the applicant may apply for a rezoning any such rezoning shall be for a “best fit district” corresponding to the general plan land use designation in which the proposal is located. If such a rezoning is recommended by the Planning Commission and approved by the City Council, the proposal shall then be subject to all of the provisions of the zoning district.
2. Applications for which the General Plan is silent or not precise on conformance:
- a. ***If permitted or conditionally permitted by Zoning Ordinance or Interim Zoning Ordinance (no “express conflict”).*** An application for which the General Plan is silent or does not provide precise policy direction as regards to conformity and which is permitted or conditionally permitted by the Zoning Ordinance or Interim Zoning Ordinance shall be required to make consistency findings provided in Section 1.05(C)(1)(b), and shall be processed in accordance with the entitlement review specified in the Zoning Ordinance or Interim Zoning Ordinance.

- b. ***If not permitted by Zoning Ordinance or Interim Zoning Ordinance (“express conflict”).*** Any application for which the General Plan is silent or does not provide precise policy direction as regards to conformity and which is not permitted by the Zoning Ordinance or Interim Zoning Ordinance shall be denied. At the applicant’s option, the applicant may modify the proposed application to conform to the Zoning Ordinance or the Interim Zoning Ordinance or may apply for a rezoning. Any such rezoning shall be to the Best Fit zoning district or other zoning district that is consistent with the General Plan land use classification in which the proposed use is located and shall be required to make consistency findings provided in Section 1.05(C)(1)(b). If the City Council approves such a rezoning, the use shall then be subject to all of the provisions of the new zoning district.
3. **Applications determined not to conform to the General Plan.** Any application for a proposed use that does not conform to the General Plan shall not be accepted or approved, except as provided for below.
 - a. At the applicant’s option, the applicant may modify the project to conform to the General Plan or may apply for a General Plan Amendment and related Zoning Ordinance Amendment.

ARTICLE 2 Interim Zones

2.01 Purpose

The purpose of this Article 2 is to establish “interim zones” consistent with the General Plan, which shall govern determinations for conformity with the General Plan and decisions on development projects until such time as the City Council adopts a new comprehensive Zoning Ordinance consistent with the 2035 General Plan. If this Interim Zoning Ordinance does not change the zoning for a particular area, the existing Zoning Ordinance shall apply unless otherwise modified by this Interim Zoning Ordinance (see Article 3).

2.02 Zoning Ordinance Provisions Superseded

This Article shall temporarily supersede and take precedence over Articles 13, 14, 15, 15.5, 16, 17, and 17.5 of Chapter 25 of the Zoning Ordinance with respect to the Interim Zones shown in Exhibit A of this Ordinance. Article 14.5, CBD Central Business District, remains in force and effect until such time as the City Council adopts a new Downtown Specific Plan.

2.03 Interim Zones

Exhibit A, Interim Zoning Map, shows interim zones that are consistent with the General Plan. Specific uses permitted, conditionally permitted, or prohibited are set forth in Article 3 of this Ordinance. The interim zones are as follows:

- A. **CMUWM (Corridor Mixed Use West Main) Zone.** West of Downtown, the CMUWM Zone is a mixed-use corridor intended to accommodate significant residential infill and neighborhood-serving retail. Higher-density and intensity development is allowed to give the corridor a more urban character. Residential,

retail, commercial service, and office uses are permitted in a horizontal or vertical mixed-use setting, subject to appropriate development and design standards to enhance the streetscape.

- B. **CMUE (Corridor Mixed Use East Street) Zone.** The CMUE Zone is an auto-oriented corridor with a mix of uses. The use regulations and standards are intended to facilitate revitalization with design flexibility, while also improving urban character. Residential, retail, commercial service, office, and light industrial uses are permitted in a horizontal or vertical mixed-use setting, subject to appropriate development and design standards to enhance the streetscape. Neighborhood revitalization is facilitated along North East Street and the transition zone to the industrial area. Regulations that apply to South East Street support the potential for multi-story, mixed-use development.
- C. **CMUK (Corridor Mixed Use Kentucky Avenue) Zone.** The CMUK Zone accommodates a mix of mostly service and industrial uses. The district regulations are intended to allow this area to continue to function as an agriculture-industrial corridor while sensitively integrating newer, higher-intensity mixed-use development that activates specific sections of the corridor. Between Cottonwood Street and the west railroad boundary, a range of uses are allowed, including commercial service, light industrial, and agricultural industrial. New residential mixed use development on the north side of the corridor shall be allowed only if a Specific Plan is adopted for the entire area shown as SP-3A on the General Plan Land Use Diagram.
- D. **CC (Community Commercial) Zone.** The CC Zone is intended to provide for commercial development that serves local neighborhoods as well as the rest of the City but does not regularly attract regional, visitor, or pass-through traffic. Allowable uses include retail, services, grocery stores, restaurants, professional offices, and similar commercial uses. Hotels are also permitted. Entertainment uses and specialty retail are not permitted so as not to compete with these types of commercial uses in the Central Business District (Downtown).
- E. **RC (Regional Commercial) Zone.** The RC Zone is intended to accommodate retail establishments that serve residents and visitors of the region at large. Shopping malls and large format “big-box” retail are allowed, as are supporting uses such as gas stations and hotels. Up to 10 percent of the total square footage of a regional shopping center may consist of ancillary office spaces that support commercial uses and/or stand-alone, professional office buildings. Expansion of complementary clusters of larger-format or unique retail, healthcare, commercial, recreational and institutional uses that reinforce and support each other also are permitted. Entertainment uses are not permitted so as to not compete with these types of commercial uses in the Central Business District (Downtown).
- F. **LIF (Light Industrial Flex Overlay) Zone.** The LIF Zone is applied to areas where light industrial or service commercial uses are appropriate and additional use limitations are needed to implement the General Plan. The type and character of allowable uses varies, depending on the base zone. Such uses include but are not limited to auto sales and repair, storage facilities, equipment rental, wholesale businesses, nurseries, contractors’ facilities, and retail not typically located in shopping centers. Ancillary office spaces that support such commercial uses are also permitted. General industrial uses, or uses with outdoor activities and visible outdoor storage are not allowed. The more specific purposes of each combination of an LIF overlay with a base zoning district are as follows.

1. **LIF on Corridor Mixed Use.** The Light Industrial Flex overlay in a Corridor Mixed Use zoning district would ~~to~~ create a transition between industrial and residential mixed-use areas. Smaller scale custom, light industrial and ~~artisan~~**creative** manufacturing uses that contribute to the vitality ~~and creative identity~~ of the corridor are specifically allowed, subject to appropriate review.
 2. **LIF on Regional Commercial.** The Light Industrial Flex overlay on the Regional Commercial Zone district would provide for a transition from industrial to retail for the area south of East Main Street and north of Interstate (I-5). In addition to uses permitted by the Regional Commercial Zone, custom to light industrial uses, new auto and recreation vehicle (RV) sales and service, limited contractor facilities, and other retail not typically found in retail centers are allowed, subject to appropriate review.
 3. **LIF on Industrial.** The Light Industrial Flex overlay in an Industrial zoning district would create a transition from more intensive industrial uses to the east with the intent of minimizing conflicts to other sensitive uses. The LIF overlay provides for a mix of limited and artisan/small-scale manufacturing uses, including multi-tenant spaces with offices, contractor's storage, agricultural processing, food producers, industrial technology, and other sensitive processing uses that require performance standards. Larger and more intensive uses that may create odors, particulates, dust, vibration, etc. are restricted and, in the case of general industrial uses with outdoor facilities, are not allowed. Outdoor storage must be screened or covered, as appropriate.
- G. **FSA (Flood Study Area) Zone.** The Flood Study Area zone is applied to areas restricted from urban development due to health and safety concerns related to flood risk, or because the property falls within a likely future flood project improvement area. Allowed uses include open space, as well as low-intensity agriculture or recreational uses. Generally, land uses that require extensive capital improvements or permanent infrastructure improvements shall be prohibited, with the exception of improvements related to flood protection and control. Existing structures and business operations in areas designated as Flood Study Area Zone may remain, but may not expand.

2.04 Interim Zoning Map

Exhibit A, the Interim Zoning Map shows the interim zones established by Section 2.03. Any land not subject to an Interim Zone designation shall continue to be subject to the Zoning Ordinance. Certain minor adjustments to the boundaries of existing Zones also are delineated in **Exhibit A**; these changes modify existing Zoning Maps.

ARTICLE 3 Zoning District Regulations

3.01 Purpose

The purpose of this Article 3 is to establish land use, development and design regulations for the Interim Zones and to modify the residential density standard in the R-M (Residential Multiple Family Residential Zone) to be consistent with the General Plan.

3.02 Zoning Ordinance Provisions Superseded

The provisions of this Article temporarily supersede and take precedence over Articles 13, 14, 15, 15.5, 16, and 17 of the Zoning Ordinance for the land subject to the Interim Zones and the provisions of Article 11 related to residential density.

3.03 Uses Permitted, Conditionally Permitted, and Prohibited

Uses, as classified in Article 6 of this Ordinance, are permitted, conditionally permitted, allowed with administrative review, or prohibited in base and overlay zones as indicated in Exhibit B Table 3.03. Permitted uses are indicated by a "P", conditionally permitted uses are indicated by a "C", those requiring administrative review are indicated by an "A", and prohibited uses are indicated by an "-". An "L" designation followed by a number refers to a numbered list of specific criteria or permit requirements listed at the end of the table.

A use requiring administrative review shall be reviewed by the Zoning Administrator but may be forwarded to the Planning Commission at the discretion of the Zoning Administrator. Conditionally permitted uses are permitted upon the granting of a conditional use permit pursuant to Article 27 of Chapter 25 of the Woodland Municipal Code. ~~and u~~Uses requiring a Zoning Administrator permit (also known as a minor conditional use permit) are allowed upon the granting of a Conditional Use Permit or Zoning Administrator permit pursuant to Article 27 of Chapter 25 of the Woodland Municipal Code and the Zoning Ordinance, as amended in this interim ordinance (Section 3.04 below). Conditional Use Permits and Zoning Administrator Permits are also subject to including any additional findings that may be required by this Ordinance

3.04 Zoning Administrator Review Minor/Major

Zoning Administrator Review is required for uses that possess locational, use, structural, traffic, or operating characteristics requiring special consideration in order to be compatible with neighboring properties.

- A. **(Tier I) Minor** – Includes review of uses, minor additions or modifications, or it is anticipated that the application will typically have less impact on adjacent properties. A public hearing notice will be provided to properties and tenants within a 300-foot radius and a 10-day comment period will be provided. If no comments, concerns, or issues are received, the application will~~may~~ be acted upon without holding an administrative public hearing. The applicant shall be responsible for posting the site consistent with a format provided by the City, and shall provide verification of such posting. ~~site shall be posted to include information concerning the type of application. Fee for the Tier 1/Minor Zoning Administrator Permit to be set by Resolution of the City Council (?)~~
- B. **(Tier II) Major** – Includes significant alteration, modification, or new construction, or it is anticipated that the application could have an impact on adjacent properties or may be controversial. A public hearing notice will be provided to all properties and tenants within a 300- foot radius and a 10-day comment period will be provided. The site shall be posted to include notice informing the public of the type of application, date, time and location of the administrative hearing. The applicant shall be responsible for posting the site consistent with a format provided by the City, and shall provide verification of such posting. An administrative public hearing will be scheduled prior to final action on the application. ~~Fee~~

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~~for the Tier II/Major Zoning Administrator Permit to be set by Resolution of the City Council (Advanced funding agreement?)~~

The Zoning Administrator may only approve a zoning administrator permit subject to the following additional findings:

1. The proposed use is allowed within the applicable zoning district and complies with all other provisions of the Zoning Ordinance or Interim Zoning Ordinance.
2. The proposed use is consistent with the General Plan.
3. The design, location, size and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
5. Granting the permit would not constitute a nuisance or be injurious to detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Further, all development projects must comply with the City of Woodland Community Design Standards (Resolution 4527, adopted on April 6, 2004), if applicable, and any other discretionary review required by specific plan requirements that may also apply.

3.05 Special Regulations in the Corridor Mixed Use Zones

A. Considerations for Identified Neighborhood or Special Use Areas.

1. Reuse or retrofit of the County Fair Mall site shall be reviewed as a separate plan-area.
- ~~2. Development within the Armfield neighborhood shall respect the tradition and legacy dating back to the 1920's of small scale, family homes and businesses within close proximity with a horizontal and vertical mix of building uses.~~
- 3.2. New residential or mixed use development on the north side of Kentucky Avenue shall only be allowed in the context of an adopted sspecific plan for the area labeled SP-3A on the General Plan Land Use Diagram.

B. Commercial and Residential Development. Commercial-only or Residential –only development on a single parcel is allowed, subject to Exhibit B~~Table 3.02~~, and d~~D~~esign and site plan review in accordance with the City of Woodland Community Design Standards.

- C. **Public Open Space.** Well-designed, privately-owned and publicly-accessible open space shall be included in all non-residential, residential, and mixed use development plans, where feasible and appropriate. For commercial and mixed use buildings of 25,000 square feet or more, or four or more retail stores or offices for walk-in clientele, a plaza, courtyard, square or green shall be provided for visitors and customers that is at least five square feet in size for each 1,000 square feet of floor area, up to a maximum of 1,500 square feet. Amenities shall be included within the plaza, such as benches or other seating, shade trees, drinking fountains, water features, public art, or performance areas.
- D. **Location of Off-Street Parking.** Parking shall be located along the side or rear of buildings. Alternate parking arrangement may be considered through site plan and design review with approval by the Zoning Administrator or Planning Commission as appropriate to the proposed use. Parking shall comply with provision of Article 23, Chapter 25 of the Woodland Municipal Code related to Off Street Parking and Loading.
- E. **Trees.** Planting of canopy trees in front and street side setback areas and in parking areas must be sufficient to provide shade along walkways and enhance character and identity. Landscaping shall be provided consistent with the requirements provided in Article 22, Chapter 25 of the Woodland Municipal Code related to Landscaping, including Section 25-22-20(b)(4) requiring minimum parking lot shading. Solar panels over parking spaces may substitute for up to 60 percent of the required number of trees in a parking lot.
- F. **Business Uses, Activities and Storage.** All permitted uses, activities or storage of related equipment and materials shall be conducted or contained wholly within completely enclosed buildings. Auto service stations, temporary outdoor uses, vehicle leasing, sales and services may in the opinion of the Zoning Administrator, be allowed when and where the use activity or storage are incidental to a principal use on the premises and in character and harmony with the surrounding area as provided for in Exhibit B, Table 3.02.
- G. **Design Guidelines and Standards for Desired Urban Form for Corridor Mixed Use**
1. **Building Frontage.** Building frontages should help visually frame the facing sidewalk and street. On corner lots, the building shall help visually anchor the intersection through its height and mass. The primary façade of the building shall face the primary street.
 - a. **Pedestrian Entries.** Building entrances shall face the street with prominent and inviting architectural details.
 - b. **Vehicle Entries.** To maintain a continuous building frontage, wherever feasible, vehicle access to and from off-street parking should be off a side street or single access point at one end of the parcel.
 2. **Building Transparency: Required Opening for Non-Residential Uses.** Provide a visual connection between the street and the interior building spaces. Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings. In addition, all of the following requirements shall apply:

- a. No building wall may extend in a continuous plane for more than 25 feet without a window, door or storefront opening.
 - b. Street facing facades of each floor of the building shall have an overall wall composition of at least 25 percent glazing, but not more than 70 percent glazing.
 - c. For ground floor street facing facades occupied by commercial uses, exterior walls facing a front or street side lot line shall include windows, doors, storefront or other openings with transparent glazing for at least 50 percent of the building wall located between 2.5 and 7 feet above the level of the sidewalk. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas.
3. *Architectural Design.* Building architectural design shall be ~~pleasing to the eye and~~ appropriate to the locational context in terms of scale, massing and shape. Buildings shall present an attractive appearance to public streets, be aesthetically and functionally compatible to the nearby development context, demonstrate a high level of quality, and support the growth in value of surrounding properties. Design features and elements may include articulated facades, projections, and recessed entryways. The street-facing façade shall promote visual interest appropriate to and consistent with the building's architectural style.
- a. The design of buildings and landscapes shall physically define the streets and public spaces as places of shared use.
 - b. Architecture and landscape design should grow from local climate, topography, history, and building practice and provide their inhabitants with a clear sense of location, weather, and time.
 - c. Buildings and landscapes should emphasize beauty, aesthetics, human comfort, and the creation of a sense of place for people.
 - d. Public and publicly-accessible spaces shall consist of sidewalks, plazas, squares, greens and other spaces that host daily interaction and public life.
 - e. Wall projections or recesses for buildings greater than 50-feet in width and less than 100-feet in width shall be no less than 12 inches in depth; or wall projections or recesses for buildings 100-feet or wider shall be no less than 24 inches in depth. The frequency and scale of the projection or recess shall be proportionate to the overall mass and scale of the building.
 - f. To maintain a human scale for multi-story buildings, the height of facades shall be divided into smaller increments.
 - i. Generally, each street-facing building facade shall be composed of a clearly visible base, middle, and top. Non-traditional designs may incorporate other means of façade composition.

- ii. The horizontal articulation of the three building elements may consist of a substantial-appearing base a roof cornice line, or an eave and gable overhang or a similar architectural element appropriate to the style that frames the middle section.
- iii. Buildings or portions of buildings that are over four-stories shall also provide articulation for the top story of the building. This may be accomplished through color change, material change, a cornice/belt course at the bottom of the uppermost floor, by stepping the top story back, or similar measures.
- g. Windows shall create visual interest and shadow lines in each wall opening with the appearance of depth. Examples of means to achieve this guideline include the following:
 - i. Trim that is substantial, visible, and at least 1-inch in depth around all upper-story windows and non-commercial ground floor buildings;
 - ii. Recesses that are at least two-inches deep from the plane of the surrounding exterior wall; or
 - iii. Providing prominent surface relief and articulation to a façade using awnings, canopies, balconies, porches, stoops, arcades, forecourts, or massing changes.
- h. Materials shall present a durable and attractive appearance through high quality materials, finishes, and workmanship defined as:
 - i. At least two cladding materials (excluding roof and foundation); and
 - ii. At least three exterior colors, (each cladding material shall count as a color, and trim/accent colors shall each count as a color, and visually significant colors for doors, balconies, and similar elements may count as a color).
 - iii. Buildings ~~that which~~ accurately adhere to a recognized architectural style, which is appropriately expressed through one cladding material or one color, may be accepted.
- 4. **Pedestrian Access.** New development must orient the primary building and entry to the street or public right-of-way.
 - a. Commercial sidewalk connections. Create an interface between the building and public sidewalk ~~that which~~ results in a high level of activity at the street. Direct entrances into ground-floor commercial establishments, which are adjacent to streets at a rate of no less than one per 100 feet of linear street frontage.
 - b. Residential sidewalk connections. Provide building entrances for individual ground-floor dwelling units adjacent to streets at no less than one per 100 feet of linear street frontage.

- c. Common area sidewalk connection. When common entrances provide access into a multifamily unit, such entrances shall be clearly distinguished from entrances into individual dwellings or fronts.
 - d. Entrances shall be weather protected by a portico, canopy, or alcove of no less than four feet in depth.
5. *Connectivity.* To the extent possible, new development with adjoining lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems. Easements shall be used to assist in defining maintenance and utility responsibilities.
- a. A conceptual master plan that outlines circulation, access, shared parking, maintenance, and utility easements shall be required where a parcel proposed for development has adjacent properties that are undeveloped and/or that allow for possible connection points, to assist in achieving all of the following:
 - i. Providing a clearly defined pedestrian route between parking areas and the primary pedestrian entrance (s) to the building and shared parking arrangements are encouraged.
 - ii. Minimizing the number of curb-cuts and potential conflicts between bike/pedestrian and auto movements.
 - iii. Enhancing opportunities to encourage walking and biking to nearby amenities, services, and transit facilities.
 - iv. **Providing a concept plan that may be used to encourage or facilitate appropriate future uses that best achieve the goals of the district and General Plan.**
6. *Transitions in Scale, Density and Use Adjacent to Neighborhoods.* New development shall be designed to harmonize with the surrounding physical context. Appropriate transitions in height and mass may be required as conditions of approval in design and site plan review where higher intensity development is adjacent to lower-intensity residential zones. Techniques for improving transitional compatibility include the following treatments:
- a. Transitions in scale, density, and uses should occur along alleys or mid-block rather than across streets;
 - b. Placing the least intensive part of a development along the adjoining perimeter of a lower intensity development;
 - c. Incorporating height step-backs where different building heights adjoin, or across streets, adding compatible elements such as porches and balconies, and separating outdoor activity areas from existing homes;

- d. Providing additional screening for parking and mechanical equipment; and placing additional controls on lighting such as full cutoff shielding; and/or
 - e. Ensuring careful placement of windows, glazing, and utilizing landscaping to help buffer lower intensity uses.
7. *Exceptions.* Exceptions to these requirements in the Design Guidelines and Standards may be approved through design and site plan review with approval by the Zoning Administrator or Planning Commission as appropriate to the uses, and for review and approval of unique uses and conditions.

3.06 Special Regulations in the Community Commercial Zone

- A. **Building Size Limitations.** No single use may have a single floorplate that exceeds 60,000 square feet in order to maintain a neighborhood and community scale.
- B. **Drive-through Limitations.** Drive-through windows and establishments are not desired and, more specifically, fast food drive-throughs are prohibited within one-half mile of a school.
- C. **Business Uses, Activities and Storage.** All permitted uses, activities or storage of related equipment and materials shall be conducted or contained wholly within completely enclosed buildings. Auto service stations, temporary outdoor uses, vehicle leasing, sales and services may be allowed by in the opinion ~~of the Zoning Administrator, be allowed~~ when and where the use activity or storage is ~~are~~ incidental to a principal use on the premises and in character and harmony with the surrounding area as provided for in Table 3.02 of these standards.
- D. Design Guidelines and Standards for Desired Urban Form – Community Commercial Zone
 - 1. *Building Frontage.* Building frontages should help visually frame the facing sidewalk and street. On corner lots, the building shall help visually anchor the intersection through its height and mass. The primary façade of the building shall face the primary street.
 - 2. *Pedestrian Entries.* Building entrances shall face the street with prominent and inviting architectural details.
 - 3. *Vehicle Entries.* To maintain a continuous building frontage, wherever feasible, vehicle access to and from off-street parking should be off a side street or single access point at one end of the parcel.
 - 4. *Architectural Design.* Building architectural design shall be ~~pleasing to the eye and~~ appropriate to the locational context in terms of scale, massing and shape. Buildings shall ~~present an attractive appearance to public streets, be aesthetically and functionally be~~ compatible ~~with~~ to the nearby development context, demonstrate a high level of quality, and support the growth in value of surrounding properties. Design features and elements may include articulated facades,

projections, and recessed entryways. The street-facing façade shall promote visual interest appropriate to and consistent with the building's architectural style.

a. The design of buildings and landscapes shall physically define the streets and public spaces.

~~b. Architecture and landscape design should grow from local climate, topography, history, and building practice and provide their inhabitants with a clear sense of location, weather and time.~~

~~e.b.~~ Buildings and landscapes should emphasize beauty, aesthetics, human comfort, and the creation of a sense of place for people.

~~d.c.~~ Public and publicly-accessible spaces shall consist of sidewalks, plazas, squares, greens and other spaces that host daily interaction and public life.

~~e.d.~~ Wall projections or recesses for buildings greater than 50-feet in width and less than 100-feet in width shall be no less than 12 inches in depth; or wall projections or recesses for buildings 10 feet or wider shall be no less than 24 inches in depth. The frequency and scale of the projection or recess shall be proportionate to the overall mass and scale of the building.

~~f.e.~~ To maintain a human scale for multi-story buildings, the height of facades shall be divided into smaller increments.

i. Generally, each street-facing building facade shall be composed of a clearly visible base, middle, and top. Non-traditional designs may incorporate other means of façade composition

ii. The horizontal articulation of the three building elements may consist of a substantial-appearing base a roof cornice line or an eave and gable overhang or a similar architectural element appropriate to the style that frames the middle section.

iii. Buildings or portions of buildings that are over four-stories shall also provide articulation for the top story of the building. This may be accomplished through color change, material change, a cornice/belt course at the bottom of the uppermost floor, by stepping the top story back, or similar measures.

~~g.f.~~ Windows shall create visual interest and shadow lines in each wall opening with the appearance of depth. Examples of means to achieve this guideline include the following:

i. Trim that is substantial, visible, and at least 1-inch in depth around all upper-story windows and non-commercial ground floor buildings;

- ii. Recesses that are at least two-inches deep from the plane of the surrounding exterior wall; or
- iii. Providing prominent surface relief and articulation to a façade using awnings, canopies, balconies, porches, stoops, arcades, forecourts, or massing changes.

h.g. Materials shall present a durable and attractive appearance through high quality materials, finishes, and workmanship defined as:

- i. At least two cladding materials (excluding roof and foundation); and
- ii. At least three exterior colors, (each cladding material shall count as a color, and trim/accent colors shall each count as a color, and visually significant colors for doors, balconies, and similar elements may count as a color).
- iii. Buildings that-which accurately adhere to a recognized architectural style, which may be appropriately expressed through one cladding material or one color, may be accepted.

5. *Building Transparency: Required Opening for Non-Residential Uses.* Provide a visual connection between the street and the interior building spaces. Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings. In addition, the following requirements shall apply:

- a. No building wall may extend in a continuous plane for more than 25 feet without a window, door or storefront opening.
- b. Street facing facades of each floor of the building shall have an overall wall composition of at least 25 percent glazing, but not more than 70 percent glazing.
- c. For ground floor street facing facades occupied by commercial uses, exterior walls facing a front or street side lot line shall include windows, doors, storefront or other openings with transparent glazing for at least 50 percent of the building wall located between 2.5 and 7 feet above the level of the sidewalk. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas.

6. *Variation in Massing and Form.* Street-facing façades in long buildings must be visually “broken up” or separated vertically by: variations in roof forms and parapet heights; pronounced (at least one-foot-deep) recesses and/or projections in the wall plane; pilasters that are at least eight inches deep and at least eight inches wide; projected bays, recesses and entries; vertical accents or focal points; cornices; and distinct changes in texture and/or wall color.

7. *Connectivity.* To the extent possible, new development with adjoining lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems. Easements shall be used to assist in defining maintenance and utility responsibilities.

- a. A conceptual master plan that outlines circulation, access, shared parking, maintenance and utility easements shall be required where a parcel proposed for development has adjacent properties that are undeveloped and/or that allow for possible connection points, to assist in achieving all of the following
 - i. Providing a clearly defined pedestrian route between parking areas and the primary pedestrian entrance (s) to the building and shared parking arrangements are encouraged.
 - ii. Minimizing the number of curb-cuts and potential conflict between bike/pedestrian and auto movements.
 - iii. Enhancing opportunities to encourage walking and biking to nearby amenities, services, and transit facilities.
 - iv. Providing a concept plan that may be used to encourage or facilitate appropriate future uses that best achieve the goals of the district and General Plan.
8. *Pedestrian Access.* Shaded walkways shall be provided between the principal building entries and parking areas. A clearly defined pedestrian route between the street-adjacent sidewalk, parking areas, and the primary pedestrian entrance (s) to the building shall be provided.
9. *Parking Lot Circulation.* Convenient pedestrian connections shall be provided from adjoining neighborhoods and transit-served streets. To the extent possible, new development with adjoining lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems as well as defining maintenance and utility responsibilities. Shared parking arrangements are encouraged.
10. *Parking Lot Landscaping.* Attractive landscaping in and around parking areas shall be included to provide shade and enhance community center character and identity. Landscaping shall be provided consistent with the requirements provided in Article 22 of Chapter 25 of the Woodland Municipal Code related to, Landscaping, including Section 25-22-20(b)(4) requiring minimum parking lot shading.
11. *Outdoor Spaces.* Outdoor patios/plazas shall be provided in new and upgraded shopping centers and be designed as focal gathering points. These spaces shall be at least five square feet in size for each 1,000 square feet of floor area, up to a maximum of 1,500 square feet. Amenities shall be included within the plaza, such as benches or other seating, shade trees, drinking fountains water features, public art, or performance areas.

3.07 Special Regulations in the Regional Commercial Zone

- A. **Limitations on Certain Commercial Uses.** Certain Business Services and Office uses listed in Table 3.02 are conditionally permitted only if it can be demonstrated to the satisfaction of the Planning Commission that the uses are compatible with and support a regional commercial center and will not adversely affect adjacent uses. Ground level office uses shall not exceed 10 percent of the total floor area in a regional center, but upper-story office uses are exempt from this limitation.
- B. **Plaza and Outdoor Patio Areas.** Plazas and outdoor patio areas with pedestrian amenities and public art are required within new and upgraded shopping centers to create focal points. These spaces shall be at least five square feet in size for each 1,000 square feet of floor area, up to a maximum of 1,500 square feet. Amenities shall be included within the plaza, such as benches or other seating, shade trees, drinking fountains, water features, public art, or performance areas.
- C. **Outdoor Storage.** All uses or activities shall be conducted wholly within completely enclosed buildings, except auto service stations, temporary outdoor uses, vehicle leasing, sales and services, or where in the opinion of the Zoning Administrator the use is incidental to a principal use on the premises and the proposed outdoor use is in character and harmony with the surrounding area as provided for in [Exhibit BTable 3.02](#).
- D. Design Standards for Desired Urban Form – Regional Commercial Zone
1. *High Quality Design.* A regional center shall provide a consistent level of high quality architecture and landscape design throughout. The result should be a memorable and desirable destination that enriches the community and the region at large.
 2. *High Quality Materials and Sustainability.* Employ high quality, durable materials and best practices in sustainability in the center design.
 3. *Parking Lot Circulation.* Convenient pedestrian and bicycle connections shall be provided within the project and to adjacent neighborhoods and transit-served streets. To the extent possible, new development with adjoining lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems as well as defining maintenance and utility responsibilities. Shared parking arrangements are encouraged.
 4. *Pedestrian Access.* Shaded walkways shall be provided between the principal building entries and parking areas. A clearly defined pedestrian route between parking areas and the primary pedestrian entrance(s) to the building shall be provided. Shaded pathways providing a minimum five-foot clear pedestrian passage shall be provided. Interest and variability shall be achieved through [the](#) use of [a](#) variety of pathway materials. Features such as landscaping, seating, fountains, low walls, patio seating, and other architectural features shall be provided to enhance the pedestrian experience.
 5. *Gateway or Entry Features and Public Art.* The design shall include a clear sense of arrival and departure through a distinctive gateway or entry features that enhance the quality and character of Woodland. A public art program is required for the center.

6. **Landscaping.** Landscaping shall include shade trees in and around parking areas to enhance regional center character and identity. Landscaping shall be provided consistent with the requirements provided in Article 22 of Chapter 25 of the Woodland Municipal Code related to Landscaping, including Section 25-22-20(b)(4) requiring minimum parking lot shading. Solar panels over parking spaces may substitute for up to 60 percent of the required number of trees.
7. **Reference to Other Criteria.** The Design Standards and Urban Form Characteristics provided in Section 3.06 D, Community Commercial Zone, shall be utilized in evaluating Regional Commercial Development.

3.08 Special Regulations in the Light Industrial Flex Overlay Zone

- A. **Limitations on Certain Commercial Uses.** Service commercial and light industrial uses ~~are allowed~~ that are not typically located in shopping centers are permitted provided that ~~but they are must be~~ in developments that are visually complementary to adjacent development.
- B. **Limitations on Office Uses.** Ancillary office spaces that support such uses are also permitted, but they shall not be the primary use.
- C. **Limitations on Outdoor Activities and Facilities.** No outdoor storage shall be allowed between the primary building and the sidewalk or street. Outdoor storage must be screened. Outdoor activities are not allowed, except for incidental loading, nurseries and garden centers, and community gardens, temporary outdoor uses, or when ~~re in the opinion of the Zoning Administrator~~ determines that, the use is incidental to a principal use on the site and the proposed outside use is in character and harmony with the surrounding area.
- D. **Design Standards for Desired Urban Form – Light Industrial Flex.** Within the LIF Overlay Zone, building design may vary, ~~but but the designed urban form shall~~ generally follow that specified for the base zone and more specifically reflect the following principles and requirements.
 1. **Context Sensitive Design.** Context sensitive design of industrial and commercial uses is desired, including screening, buffer landscaping, and upper story setbacks when located adjacent to lower intensity and residential uses. When an LIF Overlay Zone abuts a residential zone, the maximum building height is 30 feet within 40 feet of the residential zone boundaries, and buildings setbacks shall be 15 feet for interior side yards and 50 feet for interior rear yards adjacent to residential zones.
 2. **Screening/Fencing.** Appropriate screening shall be provided through a combination of fencing, landscape hedges, and building placement. Walls or fences in public view should be built with attractive, durable materials. New or used materials in good condition, and designs appropriate to the street context shall be utilized. Chain link or chain link with slats is not an acceptable fencing material in the front setback or along an arterial or collector. Concrete, wood, and metal, may be used in combination with each other. Wood fencing that is appropriately designed for an industrial area (not dog eared) with a cap or other finish may be considered. All wood or metal fencing must be stained or otherwise treated to provide a finished look and prevent

deterioration. Blackened tubular steel fencing may be used in combination with appropriate landscaping. Landscaping and irrigation shall be provided in the planter area between the fencing and sidewalk. Bare dirt is not appropriate. Barbed wire or “razor-wire” may be considered only where it is demonstrated to be necessary for security purposes, and in no case shall it be publicly visible.

3. *Streetscape.* Streetscape design shall promote an uncluttered street appearance with appropriate fencing, landscaping, and screening.
4. *Architectural Design.* The street-facing façade shall include applied surface ornamentation or decorative detailing to promote visual interest. This may include, but not be limited to, moldings/trim, brackets, niches, and decorative entrances.
5. *Parking.* Parking shall be located at the side or rear of buildings, wherever possible, with only customer parking located in front of buildings. Throughout the LIF Overlay Zone, where parking is located in front of buildings, a 10-foot landscaped area must be provided between the parking area and the adjacent right-of-way, which may consist of permeable paving and a continuous canopy of trees.
6. *Compatibility and Performance Standards.* LIF Overlay areas within Corridor Mixed Use and Regional Commercial zones are subject to performance standards and design criteria that ensure development is attractive and visually complementary to adjacent development.
7. *Existing Development.* The intent for the LIF Overlay areas within the Industrial Zone is for them to exhibit a higher quality visually than is typical for industrial areas without this overlay. Therefore, where the existing development does not comply with new design criteria, requirements may be placed on existing development through conditions of approval to foster the desired visual transition envisioned by the General Plan. This may include upgrades or improvements to the site where publicly visible, including landscaping, fencing, lighting, surfacing, signage, as well as potential building improvements to enhance the visual attractiveness from the street.

3.09 Residential Density in the R-~~HM~~ Residential High Multiple Family Zone

The required lot area per dwelling unit shall be a minimum of 850 square feet and a maximum of 1,700 square feet, which corresponds to the General Plan density range of 20 to 40 units per gross acre.

3.10 Flood Study Area Zone

Uses that may be considered, subject to Planning Commission review and approval, in the Flood Study Zone are open space, low-intensity agriculture, or recreational uses. Existing structures and business operations may remain but may not expand.

3.11 Use Regulations and Standards in All or Several Zones

The use and design regulations provided below shall apply to all zones. All applicable sections of the Zoning Ordinance standards and regulations shall apply in addition to the specific standards and guidelines provided in the Interim Zoning Ordinance. Further, all development projects must comply with the City of Woodland Community Design Standards (Resolution 4527, adopted on April 6, 2004), if applicable, and any other discretionary review required by specific plan requirements that may also apply. Applicability shall be determined by “best fit” analysis.

A. **Use and Design Regulations.** The following use regulations shall apply:

1. **Accessory and Temporary Uses.** Accessory uses and structures and temporary uses are subject to the provisions of the Zoning Ordinance.
2. **Outdoor Storage.** All uses or activities shall be conducted wholly within completely enclosed buildings, and no outdoor storage shall be allowed between the primary building and the sidewalk or street, except as may be provided in specific use regulations per zoning district.
3. **Exterior Lighting.** Exterior lighting must be attached to the building and integrated with architectural style, material, and colors. Lighting should reflect the best aesthetic character of the surrounding neighborhood, particularly in historic districts. Exterior lighting must be fully shielded to promote dark sky, prevent glare into adjacent neighborhoods, and be architecturally integrated with building style, material, and colors.
4. **Improvements to Existing Non-Conforming Sites.** For those situations where a site is non-conforming with current Zoning or Community Design standards, development will be required to provide limited improvements to enhance the visual characteristics of the street or street-side frontage in order to bring the site into greater conformity with the Zoning and Community Design Standards. Improvements may require the removal and replacement of inappropriate signage, the adding or replacing of missing landscaping, adding fencing to meet screening requirements, adding or improving on-site lighting, or re-paving and/or striping of existing parking areas.

Table 3.11.1 Required Landscape Buffers

<i>Proposed Use</i>	<i>Adjoining Use</i>					
	<i>Park or Open Space</i>	<i>Single-Family Residential</i>	<i>Multi-Family Residential</i>	<i>Mixed Use</i>	<i>Commercial</i>	<i>Industrial</i>
Park or Open Space	—	Type 1	Type 1	Type 1	—	—
Single-Family Residential	—	—	—	Type 1	Type 2	Type 2
Multi-Family Residential	Type 1	Type 1	—	—	Type 1	Type 2
Mixed use	Type 2	Type 2	Type 2	—	—	Type 1
Commercial	Type 2	Type 2	Type 2	—	—	—
Industrial	Type 2	Type 2	Type 2	Type 1	Type 1	—

Table 3.11.2 Buffer Yard Requirements (for each 100 linear feet of buffer yard)

<i>Buffer Yard Type</i>	<i>Minimum Width</i>	<i>Trees</i>		<i>Shrubs</i>		<i>Fencing</i>
		<i>Large</i>	<i>Small to Medium</i>	<i>Large</i>	<i>Small to Medium</i>	
Type 1	10	2	2	4	6	May be wood, Masonry encouraged
Type 2	15	2	3	5	7	Masonry

B. Standards. The following standards shall apply:

1. **Landscaping, Buffering and Screening.** Landscaping, buffering, and screening shall be provided as required by the Zoning Ordinance and in interim zones by this Ordinance as shown in Tables 3.11.1 and 3.11.2.
 - a. When a multi-story building is proposed and the second story or above is located within 50-feet of the side or rear yard of a single-family lot, screening measures shall be applied to provide reasonable privacy.
 - b. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six feet from the floor of the interior unit, incorporating wing walls or louvers, using glass block or other translucent material, or other such methods.

- c. Sufficiency of Screening. The review authority shall determine the sufficiency of the proposed screening measures and may require additional measures.
2. **Off-street Parking and Loading.** Off-street parking and loading shall be provided as required by the Zoning Ordinance.
3. **Property Maintenance Standards.** All properties shall be maintained by their respective owners in good order. This shall include litter management, and the repair and maintenance of all structures, fences, signs, walks, driveways, landscaping, painting, ~~and other exterior features etc.~~, as may be necessary to maintain good order. Landscape maintenance agreements shall be required of all new development or significant remodels or renovation projects.
4. **Screening of Mechanical Equipment.** All exterior mechanical equipment shall be screened from public view, including adjacent properties. Equipment to be screened includes but is not limited to, heating and/or air conditioning units, water tanks, valves, back flow prevention devices, solar and photovoltaic panels, and transformers. Screening materials may be solid concrete, wood or other opaque material or a combination of fence/wall, ~~and~~ landscaping shall effectively screen equipment so that it is not readily visible from the public right-of-way.
5. **Construction Management.** The following shall be followed during any construction activities:
- a. During the construction of a project, the construction site shall be secured by temporary fencing.
- b. All portions of the construction site shall be watered as necessary to reduce emissions of dust and other particulate matter, and all stockpiles shall be covered. Public streets shall be kept dirt free to the satisfaction of the City Engineer.
- c. All construction and transport equipment shall be muffled in accordance with state and federal laws and regulations. ~~and a~~ Noise standards ~~shall be complied with as well~~ as Section 15-26 of the Municipal Code shall apply.
- ~~d.~~ Construction and transport equipment shall be operated so as to minimize exhaust emissions.
- ~~e-d.~~ During construction trucks and equipment should ~~be running~~ only when necessary.
- ~~f.e.~~ Construction hours shall be as stipulated in Section 15-26 of the Municipal Code.
- ~~g.f.~~ All water run-off from construction sites shall be controlled.
- ~~h.g.~~ At the end of construction, local road surfaces shall be returned to pre-construction condition ~~by the developer~~.
6. **Trash Enclosures.** Trash enclosures shall be required for multiple family, commercial and industrial uses. All of tThe following shall apply regarding materials, construction and design:

- a. The walls of the trash enclosure structure shall be constructed of solid masonry material with a decorative exterior surface finish compatible with the main structure(s). The trash enclosure walls shall be a minimum of six feet in height, and the minimum dimensions shall be adequate for the size and number of dumpster and recycling bins.
- b. The trash enclosure structure shall have solid heavy gauge metal gates.
- c. The trash enclosure shall feature a floor and approach that is paved with a durable, all-weather surface.
- d. Trash receptacles shall be covered or a cover structure shall be constructed above the enclosure so as to protect its contents from the elements.
- e. The trash enclosure for residential developments should be designed to allow walk-in access by residents without requiring the main enclosure gates to be opened.
- f. Signage identifying the types of recyclable materials accepted for collection at the trash enclosure shall be conspicuously posted within the enclosure.
- g. The trash enclosure shall be designed so that adverse impacts such as noise, odor, vectors, or glare are minimized through the use of adequate separation, fencing, landscaping, or other means.
- h. If visible from public view, the perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and /or climbing evergreen vines.
- i. No trash enclosure shall be located in any required street-side setback area.

7. ***Performance Standards.*** All development shall be subject to the performance standards as set forth in the Zoning Ordinance and the following additional requirements. These performance standards are intended to ensure that uses and activities are conducted in a manner that protects the public health and safety and do not produce adverse impacts on surrounding properties or the community at large.

- a. Lighting. All lighting, reflective surfaces, or any other sources of —illumination, shall be designed and located in a manner that produces no glare on public streets or on any other parcel. Lights shall be of the minimum illumination necessary for a given application and shall be directed downward and shielded at lot lines so as to confine all direct rays to the premises on which it is located. Exterior lighting shall be fully shielded.
- b. Fire Hazards. The storage, use, transportation, or production of products which, either in the raw or finished state, constitute a flammable or explosive material shall be subject to approval of the Fire Department (as example, flour milling or nut shell processing). Burning of waste materials in open fires or unapproved incinerators is prohibited.

- c. Liquid or Solid Waste. The use, handling, storage, and transportation of waste materials, including hazardous wastes, shall comply with the provisions of the California Hazardous Materials Regulations and any other applicable laws. Discharge at any point into a public or private sewage disposal system, stream, or the ground, of any material ~~that~~which could contaminate any water supply, or otherwise cause the emission of dangerous or offensive elements is prohibited. No exceptions are allowed unless in accordance with regulations, licenses or approvals of the various local and state agencies having jurisdiction over such activities.
 - d. Odor, Particulate Matter and Air Contaminants. No continuous, frequent, or repetitive odors are permitted that are perceptible on or beyond adjacent lot lines or in the public right-of-way. An odor detected no more than a total of 15 minutes in any one day shall not be deemed to be continuous, frequent or repetitive as used in this subsection for this regulation. No dust or particulate matter shall be emitted that is detectable at zoning district boundary lines or property lines by a reasonable person without instruments. Exhaust air ducts shall be located or directed away from abutting residentially-zoned properties.
 - e. Vibration. Machinery used for manufacturing and industrial processes, including oil and gas collection, processing, and distribution must be designed and housed to ensure that vibration will be reduced to a minimum amount discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
 - f. Buffers/Lot Perimeters. Tables referred to in (1) of this section, indicate~~s~~ when a buffer treatment is required and of what type based on the proposed adjoining use. Only the proposed use is required to provide the buffer yard. All uses adjacent to residential zones shall be located, oriented, and designed so as to be compatible with residential zones. Fencing and landscaping adequate to screen development from adjacent residential zones is required.
 - g. Noise Standards. Applicants for proposed projects may be required to provide evidence that all of the applicable requirements relating to noise may be satisfied by the project prior to approval. Provisions contained in Chapter 8 of the 2035 General Plan shall apply in addition to other applicable sections of the Municipal Code that relate to noise and nuisance considerations. Maximum noise levels at property lines shall not ~~to~~ exceed 70 dBA Ldn. Table 8.6 of the General Plan provides noise level performance standards that apply to the noise sources themselves for new projects and existing non-transportation sources.
8. **Temporary Uses.** Temporary uses shall be as allowed, consistent with regulations for temporary uses for the “Best Fit” zoning district under the Zoning Ordinance, except that the Zoning

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Administrator may impose additional conditions related to size, location, and hours of operation to ensure that the temporary use will not conflict with applicable General Plan policies.

- a. Purpose. To establish a process for review and approval of certain uses that are intended to be of limited duration of time and will not permanently alter the character or physical facilities of the site where they occur, nor prevent development of future uses as envisioned by the General Plan or any applicable specific plan.
- b. Applicability. A Temporary Use Permit is required for any temporary uses that are not otherwise permitted in the base zoning district regulations ~~Exhibit B but meet the standards of this article and for temporary uses identified in base district regulations or regulations for specific uses in Section 25-13-30, Temporary Outdoor Uses on a Commercial Zone, required to have Temporary Use Permit, or Special Events per Article X1 of the Municipal Code~~
- c. An application for a Temporary Use Permit must be filed and processed in compliance with procedures in Section (25-13-30). An application must be submitted at least 30 days before the use is intended to begin. The application must include the written consent of the owner of the property or the agent of the owner.
- d. The Zoning Administrator may approve, approve with conditions, or deny applications for temporary uses without a public hearing. However, at the discretion of the Zoning Administrator, a temporary use requiring Administrative Review may be forwarded to the Planning Commission.
- e. The following uses may be authorized in a nonresidential zone for a period not to exceed: 60 days. After public notice, as required in Section 3.04 (A) of this Ordinance, the Zoning Administrator may extend the temporary use for 10 months, and subsequently extend the temporary use for a period of one-year to One-Year Limit.
 - ~~i.~~ Temporary uses authorized pursuant to this section may not exceed an initial approval period of up to one year. Extensions Consideration for extension of the ~~approval period may be authorized by the Zoning Administrator in increments of up to one-year periods~~ if the authorized use is consistent with the findings provided in Section 3.04 C.
 - ~~ii.~~ is consistent with the General Plan and applicable specific plans. ~~More~~ Specifically, the following uses may be authorized in a nonresidential zone as temporary uses, subject to securing a building permit and compliance with all conditions or approval, if required:
 - ~~iii.~~ Temporary structures and uses incidental to the construction of a building or a group of buildings, including but not limited to construction staging of materials and equipment;

- ~~iii. Temporary housing or shelter including temporary residential facilities, which provide overnight accommodations and incidental services for displaced or homeless persons and/or families on a short-term basis.~~
- iv. Rental or sales office incidental to a new development, provided that it is located in the development project or in an adjacent temporary structure;
- v. Structures and uses incidental to environmental cleanup and staging;
- vi. New and used auto sales or storage lots; ~~and~~
- vii. Parking that is accessory to any temporary use listed above; and
- viii. Other temporary emergency uses as determined by the Zoning Administrator.

ARTICLE 4 Dimensional, Intensity, and Density Regulations

4.01 Purpose

The purpose of this Article 4 is to prescribe minimum required setbacks and maximum permitted residential density, building intensity, and height, for buildings and structures in all zoning districts; and to prescribe bonus density and intensity that may be conditionally permitted.

4.02 Zoning Ordinance Provisions Superseded

The provisions of this Article temporarily supersede the setbacks, building height, intensity and density regulations in the Zoning Ordinance that otherwise would apply to land within the Interim Zones.

4.03 Setbacks

The minimum setbacks of buildings from lot lines, also known as “yards_z”; shall be as prescribed in the Zoning Ordinance in Tables 4.03.1 and 4.03.2 below.~~except that no front or street side yards are required in the Corridor Mixed Use zones.~~ General requirements for yards are as follows, subject to additional provisions in the Zoning Ordinance, which are hereby incorporated by reference. If there is more than one “Best Fit” zoning district for an Interim Zone, the Zoning Administrator shall determine which zoning district to apply and what the required setbacks are, with consideration given to the characteristics of the proposal and the surrounding area and any relevant provisions of the General Plan.

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Table 4.03.1 Corridor Mixed Use Zone Standards

Standard	West Main (CR 98 to Cleveland)	East Main (East to Johnston and E)	East St. S (Main to Sports Pk)	East Street North (Main to Harter)	Kentucky (East to West)	Armfield (Lemen : Main/East to E St.
Residential Gross Density	Min 20 - Max 40	Min 20 - Max 40	Min 20 - Max 40	Min 20 - Max 40	Min 12 - Max 30	Min 12 - Max 30
Floor Area Ratio	0.25-2.0 single use; 0.5-3.0 for mixed use	0.25-2.0 single use; 0.5-3.0 for mixed use	0.25-2.0 single use; 0.5-3.0 for mixed use	0.25-2.0 single use; 0.5-3.0 for mixed use	0.25-2.0 single use; 0.5-3.0 for mixed use	0.25-2.0 single use; 0.5-3.0 for mixed use
Minimum-Maximum No. of Floors	Min 1 - Max 5	Min 1 - Max 5	Min 1 - Max 5	Min 1 - Max 5	Min 1 - Max 3	Min 1 - Max 3
PB Min. 1st to 2nd Floor Height (2)	15/13	15/13	15/13	15/13	14/12	12
Minimum-Maximum Front Setback	Min 5 ft - Max 15 ft	Min 5 ft - Max 15 ft	Min 5 ft - Max 15 ft	Min 5 ft - Max 15 ft	Min 6 ft - Max 15 ft	Min 6 ft - Max 15 ft
PB Minimum Side Setback	3 ft	3 ft	3 ft	3 ft	6	6 ft
PB Minimum Rear Setback	3 ft	3 ft	3 ft	3 ft	6	6 ft
Maximum parcel Coverage	70%	70%	70%	70%	60%	60%
Primary Pedestrian Entrance	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk
Minimum off street parking Residential	1 /Dwelling Unit	1 /Dwelling Unit	1/Dwelling Unit	1/Dwelling Unit	1/Dwelling Unit	1/Dwelling Unit
Min. Off-Street Parking Non-Residential	As determined by Owner (3)	As determined by Owner (3)	As determined by Owner (3)	As determined by Owner (3)	As determined by Owner (3)	As determined by Owner (3)
Notes:						
1. PB = Principal Building fronting on the street or public right-of-way. AB = Accessory Building- generally to be located behind the primary building on the rear half of the site, so as not to visually compete with or be taller than the PB. (Accessory Buildings Code Section 25-21-10)						
2. First number for single story/second number two or more building stories. At minimum the first floor shall be a story-and-a-half. The minimum 1st to 2nd floor height is measured from finish floor to finish floor.						
3. The minimum amount of off-street parking to be determined by Owner, based upon information provided in a parking use and needs statement, subject to approval by the Community Development Director.						
4. At all corner parcels a minimum two-story minimum building height is required.						
These standards are in addition to Special Regulations in the Corridor Mixed Use Zones found in Section 3.05						
Use Regulations and Standards in Section 3.11 shall apply						

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Table 4.03.2. Community Commercial, Regional Commercial and Light Industrial Flex Zone Standards

Standard	Community Commercial	Regional Commercial	Regional Commercial with Flex Overlay	Industrial with Flex Overlay		
Floor-Area-Ratio	0.15 - 0.5	0.15-0.7	0.15 - 0.7	Set by base district		
PB Min. - Max. No. of Floors	Min 1 - Max 3	Min 1 - Max 5	Min 1 - Max 5	Min 1 - Max 4		
PB Min. 1st to 2nd Floor Height (2)	12	12	11	11		
PB Minimum Front Setback	Min 15 ft	Min15 ft	Min 15 ft	Min 15 ft		
PB Minimum Side Setback	0 ft	0 ft	0 ft	0 ft		
PB Minimum Rear Setback	3 ft	10 ft	6 ft	6 ft		
Primary Pedestrian Entrance	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk		
Min. Off-Street Parking Non-Resid.	By Owner (3)	By Owner (3)	By Owner (3)	By Owner (3)		
Notes:						
1. PB = Principal Building fronting on the street or public ROW AB = Accessory Building to be located behind PB on the rear half of the site, so as not to visually compete or be taller than the PB. (Code Section 25-21-10)						
2. First number for single story/second number two or more building stories. At minimum the first floor shall be a story-and-a-half. The minimum 1st to 2nd floor height is measured from finish floor to finish floor.						
3. The minimum amount of off-street parking to be determined by Owner, based upon information provided in a parking use and needs statement, subject to approval by the Community Development Director.						
These standards are in addition to Special Regulations in the Community Commercial, Regional Commercial and Light Industrial Flex Zones found in Sections 3.06, 3.07 or 3.08						
Use Regulations and Standards in Section 3.11 shall apply, including setbacks in the case of adjacency to a less intensive use.						

4.04 Landscaping, Open Space and Parking.

All of the provisions of the Zoning Ordinance applicable to the Best Fit zoning district shall apply to new development and alterations and additions subject to discretionary review under this Ordinance.

4.05 Residential Density, Building Intensity, and Height.

A. CMU (Corridor Mixed Use) Zone

1. Maximum Allowable Floor Area Ratio (FAR): 2.0 for single-use developments and 3.0 for mixed-use developments that combines residential and non-residential uses. With approval of a conditional use permit, new development may be allowed to exceed FAR limits if the Planning Commission determines that the project offers significant community benefit, such as the provision of publicly accessible open space or the promotion of transit accessibility.
2. Maximum Residential Density: 40 dwelling units per gross acre. The minimum density is 20 dwelling units per gross acre, but lower densities are allowed where proposed development abuts low density residential development.
3. Maximum Building Height: 65 feet. When an CMU District abuts a residential zone, the maximum building height is 30 feet within 40 feet of a single family, duplex, or neighborhood preservation zone and 45 feet within 50 feet of a multi-family residential zone.

B. CC (Community Commercial) Zone

1. Maximum allowable floor area ratio (FAR): 0.50.
2. Maximum Building Height: 40 feet; 65 feet for anchor department stores. When a CC District abuts a residential zone, the maximum building height is 30 feet within 40 feet of a single family, duplex, or neighborhood preservation zone and 40 feet within 50 feet of a multi-family residential zone.

C. RC (Regional Commercial) Zone

1. Maximum allowable floor area ratio (FAR): 0.7. With a conditional use permit the Planning Commission may approve FAR bonuses for upper-story office, visitor accommodations, such as hotels, and service uses.

2. Maximum Building Height: 65 feet. When a ~~an~~ RC District abuts a residential zone, the maximum building height is 30 feet within 40 feet of a single family, duplex, or neighborhood preservation zone and 40 feet within 50 feet of a multi-family residential zone.

D. **Exceptions to height limits.** These exceptions are ~~provided~~ to those set forth in Section 25-25-10 of the Zoning Code. No building and structure shall exceed the height limits of this section except as follows. The structures listed below are permitted to extend up to ten feet above the maximum height limits. ~~Any~~ Any extension above ten feet shall require a conditional use permit.

1. Fire and parapet walls;
2. Roof structures for the housing of air conditioners, elevators, stairways, tanks, ventilating fans and similar equipment;
3. Skylights; and
4. Solar energy panels.

ARTICLE 5 Required Findings

5.01 Purpose

The purpose of this Article 5 is to prescribe findings for the granting of conditional use permits and Zoning Administrator permits (also known as minor conditional use permits) pursuant to the provisions of this Ordinance. In addition to the general findings required by the Zoning Ordinance, the Zoning Administrator or Planning Commission must make the findings required by this Article, depending on whichever has approval authority, as follows:

5.02 Uses in Corridor Mixed Use, Community Commercial and Regional Commercial Zones

- A. To grant a use permit the Zoning Administrator, ~~or~~ Planning Commission must find that the proposed use is designed to facilitate revitalization, achieve the desired urban form, and support a pedestrian environment, as required by the General Plan. Conditions of approval may be imposed to reduce potential adverse impacts and conform to the design guidelines and standards of this Ordinance.
- B. To grant a use permit the Zoning Administrator or Planning Commission must find that the use will not cause, directly or indirectly, potential adverse impacts on adjacent neighborhoods and will contribute to the economic vitality of the City and that the project meets the desired urban form as provided for in the General Plan. Conditions of approval may be imposed to reduce potential adverse impacts and conform to the design standards and guidelines of this Ordinance.

5.03 Commercial Cannabis Uses in the Industrial and Industrial/Light Industrial Flex Zones

Additional findings are required for consideration of Commercial Cannabis Uses in addition to other findings required in the Industrial and Industrial/Light Industrial Flex Zones in accordance with Section 25-21.6.50.

5.04 Uses in the Light Industrial Flex Overlay Zone

To grant a use permit the Zoning Administrator or Planning Commission must find that the use is consistent with the General Plan, will not cause adverse impacts on adjacent neighborhoods, and will complement and enhance the character of the area. Conditions of approval may be imposed to reduce potential adverse impacts and conform to the design standards and guidelines of this Ordinance.

ARTICLE 6 Definitions

6.01 Purpose

The purpose of this Article 6 is to define certain terms and concepts used in this ordinance. If not otherwise specified, ~~in Section 1.03,~~ terms used in this ordinance shall be as defined in the Zoning Ordinance.

6.02 Use Groups

For purposes of this Ordinance, use classifications are divided into the following use types: Residential; Retail, Commercial, and ~~7~~ Office; Institutional, Public/Semi-Public, and Community Facilities; Industrial; Transportation, Communications, and Utilities; and Accessory and Temporary Uses. These use types are defined as follows. Similar uses may be permitted by interpretation of the Zoning Administrator.

A. Residential Use Types.

1. **Single Unit Dwelling, Detached.** A dwelling unit that is designed for occupancy by one household, located on a single parcel that does not contain any other dwelling unit (except a second dwelling unit, where permitted), and not attached to another dwelling unit on an abutting parcel. This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code.
2. **Single Unit Dwelling, Attached.** A dwelling unit that is designed for occupancy by one household located on a single parcel that does not contain any other unit (except an accessory dwelling unit), and is attached through common vertical walls to one or more dwellings on an abutting parcel.
3. **Duplex.** A single building that contains two dwelling units or two single unit dwellings on a single parcel. This use is distinguished from an Accessory Dwelling Unit, as defined by State law.
4. **Multiple-Unit Dwelling.** Three or more dwelling units within a single building or within two or more buildings on a site or parcel. Types of multiple-unit dwellings include garden apartments, condominiums, and multi-story apartment buildings. The classification is distinguished from Group Residential facilities (see below).
5. **Garden Court.** Three or more detached dwelling units within a single site or parcel.

6. **Family Day Care.** A day-care facility licensed by the State of California that is located in a dwelling unit where a resident of the dwelling provides care and supervision for children under the age of 18 for periods of less than 24 hours a day.
 - a. *Small.* A facility that provides care for up to six children or eight children including children who reside at the home and are under the age of 10.
 - b. *Large.* A facility that provides care for seven to 14 children, including children who reside at the home and are under the age of 10.
7. **Group Residential.** Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes rooming and boarding houses, dormitories, fraternities, convents, monasteries, and other types of organizational housing, but excludes Residential Facilities.
8. **Residential Care Facility.** Facilities that provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including group homes for minors, persons with disabilities, people in recovery from alcohol or drug additions, and hospice facilities.
 - a. *Residential Care, General.* A Residential Facility licensed by the State of California and providing care for more than six persons.
 - b. *Residential Care, Limited.* A Residential Facility licensed by the State of California providing care for six or fewer persons.
9. **Supportive Housing.** Dwelling units with no limit on length of stay that are occupied by the target population as defined in subdivision (d) of Section 53260 of the California Health and Safety Code or individuals eligible for services provided pursuant to the Lanterman Development Disabilities Act (Division 45 of the Welfare and Institutions Code), and that are linked to onsite or offsite services that assist supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community and where no onsite medical care is provided. Supportive housing as defined by Subdivision (b) of Section 50675.14 may be provided in a multiple-unit structure or group residential facility. Facilities may operate as licensed or unlicensed facilities subject to applicable State requirements.
10. **Transitional Housing.** Dwelling units configured as rental housing but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time, that shall be not less than six months from the beginning of assistance. Transitional housing may be designated for homeless or recently homeless individuals or families transitioning to permanent housing as

defined in subdivision (h) of Section 50675.2 of the California Health and Safety Code. Facilities may be linked to onsite or offsite supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of rental housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single unit dwelling). This classification includes domestic violence shelters.

B. Retail, Commercial and Office Use Types.

1. **Adult Businesses.** Adult businesses mean any commercial activity that primarily involves the sale, display, or viewing of books, magazines, films, videos, photographs or other materials, distinguished or characterized by an emphasis on matter depicting, describing, or relating to human sex acts, or by an emphasis on male or female genitals, buttocks or female breasts. It includes adult book stores, adult movie theaters, sexual encounter establishments, adult cabarets, and similar businesses.
2. **Agricultural Production, light.** Use of land for agricultural production, vine or tree farm, truck garden, apiary, horticulture, vineyard, hop yard, fruits, beekeeping, and associated crop preparation and harvesting activities on any other type of agriculture determined to be substantially similar to the above. Agricultural production may be ancillary to a primary user as a test or research facility. This use does not include nurseries, greenhouses, processing, or retail sales of agricultural products from the site.
3. **Animal Sales and Services.** Sales and service activities related to the care and treatment of domestic animals.
 - a. **Boarding Kennel.** An establishment licensed to operate a facility providing shelter and care for domestic animals on a commercial basis for a period in excess of 48 hours. This classification includes activities such as feeding, exercising, grooming, and incidental medical care for domestic animals.
 - b. **Grooming/Pet Day Care.** Provision of day care and bathing and trimming services for domestic animals on a commercial basis. This classification includes boarding of domestic animals for a maximum period of 48 hours.
 - c. **Retail Sales (Pet Shops).** Retail sales and boarding of domestic animals, provided such activities take place within an entirely enclosed building. This classification includes grooming if incidental to the retail use.
 - d. **Veterinary Services.** Medical and health services for animals. Typical uses include veterinary offices, pet clinics, and animal hospitals. This use type excludes kennels.
4. **Auto/Vehicle Sales and Services.** Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, recreational vehicles, trucks, vans, trailers, and motorcycles, including the following:

- a. *Alternative Fuels and Recharging Facility.* A facility offering motor vehicle fuels not customarily offered by commercial refueling stations (e.g., LPG) and may include equipment to recharge electric-powered vehicles.
- b. *Automobile Rental Office.* Rental of automobiles. Typical uses include car rental agencies with no on-site storage of vehicles.
- c. *Automobile Storage Lot.* Any property used for short or long term parking of operable vehicles for sale or lease at an automobile dealership or rental agency on a separate parcel from such agency or dealership.
- d. *Automobile/Vehicle Sales and Leasing.* Sale or lease, retail or wholesale, of new or used automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated minor repair services and parts sales for vehicles sold or leased by the dealership. This classification includes on-site facilities for maintaining an inventory of vehicles for sale or lease but excludes buildings and property on a separate site that are used for storing vehicles.
 - i. New. Sales and leasing of new cars, recreational vehicles, and trucks by new car dealers, including sales of previously-owned automobiles and trucks, and sales of parts and accessories, storage, and incidental maintenance and repair.
 - ii. Used. Sales and leasing of previously owned automobiles, recreational vehicles, and trucks by car dealers not affiliated with a new car manufacturer.
- e. *Tire Retreading and Recapping.* Recap or remold involves a re-manufacturing process for tires that replace the tread on worn tires. Retreading is applied to casings of spent tires that have been inspected and repaired.
- f. *Automobile/Vehicle Repair, Major.* General repair, rebuilding or reconditioning of engines, motor vehicles or trailers, collision service including body, frame or fender straightening or repair, overall painting or paint shops of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops, transmission shops, vehicle painting, tire sales, and installation, but excludes vehicle dismantling or salvaging and tire retreading or recapping. Vehicles may be stored overnight.
- g. *Automobile/Vehicle Service and Repair, Minor.* The service and repair of automobiles, light-duty trucks not exceeding one and one-half tons' capacity, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, as well as smog check quick-service oil, tire sales and service, tune-up and brake and muffler

shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight.

- h. *Automobile/ Vehicle Washing (full service).* Washing, waxing, or cleaning of automobiles or similar light vehicles, with hands-on service by employees who may move, vacuum, wash, wax, and dry the vehicle. Includes an interior or exterior waiting facility for customers and may include ancillary retail and/or food and drink service for waiting customers.
- i. *Automobile/ Vehicle Washing (self-serve).* Includes self-serve washing facilities that are the principal use of a building, structure, or site, either self-wash facility or drive through automated wash with no or limited-employee assistance. No on-site waiting facility is provided for customers.
- j. *Farm/Agricultural Equipment Sales, Service and Rental.* Sales, servicing, rental, fueling, and washing of tractors, and other equipment used for agricultural, or landscape gardening activities.
- k. *Large Vehicle and Equipment Sales, Service and Rental.* Sales, servicing, rental, fueling, and washing of recreational vehicles (RVs), large trucks, trailers, heavy equipment used for construction, moving activities. Examples include cranes, earth moving equipment, heavy trucks, combines, and similar equipment, etc. Includes large vehicle operation training facilities.
- l. *Service Station.* Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services.

5. Banks and Financial Institutions

- a. *Bank and Savings and Loan.* Financial institution, including credit union office or check cashing service, that provides retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.
- b. *Nontraditional Financial Institutions.* Establishments engaged in short-term lending and buy-back activities in which customers typically take part in one-time or infrequent transactions and do not open long-term accounts or deposit funds. Typical uses include check cashing services, pay day lenders (also known as deferred deposit originators), and similar activities.

6. ***Building Materials, Sales and Service.*** Retail sales or rental of building supplies or equipment. This classification includes finished lumber for purchase, tool and equipment sales, or rental establishments.

7. Business and Communication Services

- a. *Business Services.* The business services use type refers to establishments primarily engaged in the provisions of services of a clerical, employment, protective, or minor processing nature to firms, rather than individuals, and where the storage of goods other than samples is prohibited. Typical uses include janitorial, secretarial services and blueprint services.
- b. *Communications Services.* The communications services use type refers to establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes studios, telecommunication service centers ~~or telegraph service offices.~~

8. **Commercial Entertainment and Recreation.** Provision of participant or spectator entertainment to the general public. This classification may include restaurants, snack bars, and other incidental food and beverage services ~~to patrons.~~

- a. *Hookah Bar/Smoking Lounge:* Any facility or location whose business operation includes ~~use~~ the smoking of tobacco or other substances through one or more pipes (commonly known as a hookah, waterpipe, shisha, or narghile) designed with a tube passing through an urn of water that cools the smoke down as it is drawn through it.
- b. *Large-scale Facility.* This classification includes large outdoor facilities such as amusement and theme parks, amphitheaters, driving ranges, ~~and~~ golf courses. It also includes indoor facilities with more than 5,000 square feet in building area such as fitness centers, gymnasiums, handball, racquetball, or large tennis club facilities; ice or roller skating rinks; swimming or wave pools; miniature golf courses; bowling alleys; archery or indoor shooting ranges.
- c. *Small-scale Facility.* This classification includes small, generally indoor facilities that occupy less than 5,000 square feet of building area, such as billiard parlors, card rooms, game arcades, dance halls, poolrooms, and amusement arcades. Does not include Health and Fitness facility (see personal service uses).

9. **Commercial Parking Facilities.** Surface lots and structures offering parking to the public for a fee ~~when~~~~which~~ such use is not incidental to another activity. These facilities may be publicly or privately owned.

10. **Drive-in, and ~~Derive~~ ~~Through~~ ~~Sales~~ and ~~S~~services:** A use where a customer is permitted or encouraged, either by the design of the physical facilities or by the service and/or packaging procedures offered, to be served while remaining seated within an automobile or commercial vehicle, but not limited to drive through fast-food, financial services, pharmacy, and automatic car washes.

11. ***Eating and Drinking Establishments.*** Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.
- a. *Bars/Night Clubs/Lounges.* Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks. This use includes karaoke bars and micro-breweries where alcoholic beverages are sold and consumed on site and any food service is subordinate to the sale of alcoholic beverages.
 - b. *Micro-Distillery.* A small, often boutique-style distillery established to produce beverage grade spirit alcohol in relatively small quantities, usually done in single batches (as opposed to larger distillers' continuous distilling process). Typically, no more than 15,000 U.S. gallons of spirits per year. May include a restaurant, bar, or tasting room.
 - c. *Microbrewery.* Typically produces small batches of beer (15,000 barrels a year). Generally, no more than 75% of the total gross floor space is involved in brewing. Microbreweries sell to the public either as wholesale or retail capacity. They typically do not include food service.
 - d. *Brewpub.* A full-service or limited-service restaurant with a micro-brewery as an accessory use. A brewpub may sell other supplier's beer, including other hand-crafted or micro-brewed beers as well as wine to patrons for consumption on its premises.
 - e. *Restaurant, Full Service.* Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Take-out service may also be provided.
 - f. *Restaurant, Limited Counter Service/Fast Food.* Establishments where food and beverages are consumed on the premises, taken out, or delivered, but where limited table service is provided. This classification includes cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, limited-service pizza parlors, self-service restaurants, and snack bars with indoor or outdoor seating for customers. This classification includes bakeries that have tables for on-site consumption of products.
 - g. *Restaurant with Drive Through.* A restaurant where food or coffee-type beverages are purchased by motorists who remain in their vehicles during the sales transaction.
 - h. *Tasting Room.* A retail sales facility where customers may taste and purchase beverage and food products grown and /or processed on the site. Products offered for tasting and sale may include wine, beer, olive oil, cheese, and/or other food and beverage products.
12. ***Food and Beverage Sales.*** Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

- a. *Convenience Market.* Retail establishments that sell a limited line of groceries, prepackaged food items, tobacco, magazines, and other household goods, primarily for off-premises consumption. These establishments typically have long or late hours of operation and occupy a relatively small building. This classification includes small retail stores located on the same parcel as or operated in conjunction with a Service Station but does not include delicatessens or specialty food shops.
 - b. *Farmers Market.* A location where the primary activity is the sale of agricultural products by producers and certified producers. Sales of ancillary products may occur at the location. An open air farmers market may only be operated by a local government agency.
 - c. *General Market.* Retail food markets of food and grocery items primarily for offsite preparation and consumption. Typical uses include supermarkets and specialty food stores such as retail bakeries; candy, nuts and confectionary stores; meat or produce markets; vitamin and health food stores; cheese stores; and delicatessens. This classification may include small-scale specialty food production with retail sales as an ancillary use, and supermarkets may stock non-food products and include on-site pharmacies.
 - d. *Healthy Food Grocer.* A food and beverage retail sales establishment that (1) dedicates at least 50 percent (50%) of retail space to a general line of grocery products intended for home preparation, consumption and use; and (2) dedicates at least 30 percent (30%) of retail space to perishable goods including dairy, fresh produce, fresh meats, poultry, fish and frozen foods.
 - e. *Liquor Store.* Establishments primarily engaged in selling packaged alcoholic beverages for off-site consumption
13. ***Funeral and Interment Service.*** Establishment primarily engaged in services involving the care, preparation or disposition of human dead other than in a cemetery. Typical uses include crematory and mortuary.
- a. *Crematorium.* A facility ~~that~~which houses one or more crematory units, machines in which deceased human remains are combusted and transformed into ash.
14. ***Live-Work.*** A unit that combines a work space for commercial activities and incidental residential occupancy occupied and used by a single household in a structure that has been constructed or converted for such use and modified to accommodate residential and non-residential occupancies in compliance with the Building Code.
15. ***Maintenance and Repair Service.*** Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of motor vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

16. **Mixed Use.** A development that combines multiple uses on the same lot or in the same building, such as retail, office, and residential. Mixed use development typically provides a minimum of two or more uses otherwise permitted, or conditionally permitted in the district and uses are functionally integrated as part of the site. A development site over two (2) acres in aggregate shall, at a minimum, include a second use.
17. **Offices, Business and Professional**
 - a. **Administrative and Professional Offices.** The administrative professional offices use type refers to offices of private firms or organizations or public or quasi-public organizations ~~that~~which are primarily used for the provision of professional, executive, management or administrative services. Typical uses include administrative offices, tax preparation, legal offices, engineering or architectural firms. Any drive-up service is specifically excluded.
 - b. **Medical or Dental Offices.** The medical offices use primarily engaged in the provision of personal health services including consultation, ~~r~~ diagnosis, therapeutic, preventative, or corrective personal treatment by physicians, dentists, nurses, counselors, and other health personnel, including practitioners of medical and/or healing arts as licensed for such practice by the State. Provides for treatment by up to two licensed physicians, dentists, ~~z~~ and their professional associates.
 - c. **Walk-in Clientele.** Office providing direct services to patrons or clients without prior appointments, such as employment agencies, insurance agents, real estate offices, travel agencies, communication services, and utility company offices. It does not include banks and check-cashing facilities, which are separately classified.
18. **Personal Services**
 - a. **General Personal Services.** Provision of recurrently needed services of a personal nature. This classification includes barbershops and beauty salons, day spas, clothing rental, seamstresses, tailors, dry cleaning agents, shoe repair shops, self-service laundries (excluding larger bulk cleaning plants), photocopying, and photo finishing services. These uses also may include accessory retail sales of products related to the services provided.
 - b. **Instructional Services.** Services for the purpose of personal enrichment. Typical uses include classes or instruction in music, health, athletics, art, or academics. Rehearsal studios may be an accessory use.
 - c. **Massage establishments.** Any establishments having in whole or in part, a fixed place of business where individuals engage in, conduct or carry on, or permit to be engaged in, conducted or carried on, massages, baths, health treatments involving massages or baths as a primary or secondary function, provided that "massage establishment" does not include establishments where massage is administered in conjunction with the practice of a medical doctor, chiropractor, acupuncturist, physical therapist, ~~z~~ or nurse.

- d. *Health/Fitness Facility.* Gyms, exercise clubs, or studios offering martial arts, physical exercise, yoga training, and similar types of instruction to classes and groups of more than five persons.
 - e. *Tattoo or Body Modification Parlor.* An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) piercing of the body of a person for the purpose of inserting jewelry or other decoration.
19. **Regional Shopping Center.** A multi-tenant center with a broad range of retail and service uses and eating and drinking establishments, typically anchored by larger format stores (with 60,000 square feet of space or more). Secondary uses may include hotels and service stations. Accessory uses may consist of ancillary office space for support service uses and stand alone, professional office buildings.
20. **Retail Sales**
- a. *Artisan Shop:* A retail store selling art glass, ceramics, jewelry and other handcrafted items and supplies needed to create finished items, where the facility includes an area for the crafting of the items sold.
 - b. *Firearm Sales and Servicing:* A business whose primary use is the sale and servicing of firearms, ammunition, and related materials.
 - c. *Flea Market/Swap Meet.* An indoor or outdoor place, in an approved location, or for an approved activity where new or used goods or secondhand personal property is offered for sale or to exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces. The term Swap Meet or Flea Market is interchangeable with auctions, open-air markets, or other similarly labeled activities, but the term does not include supermarket or department store retail operations.
 - d. *General Retail Sales, Small-Scale.* The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments with 25,000 square feet or less of sales area; including bakeries, clothing stores, drug and discount stores, florists, gift shops, household stores, furniture stores, pet supply stores, pharmacies, small hardware and garden supply/nurseries stores, sports stores, stationary and variety stores, and businesses retailing goods including, but not limited to, the following: art supplies, dry goods, toys, hobby materials, handcrafted items, jewelry, cameras, pet supplies, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, musical instruments, electronic equipment, sporting and camping equipment, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, new automotive parts and accessories

(excluding vehicle service and installation). Retail sales may be combined with accessory indoor repair services.

- e. *General Retail Sales, Large-Scale.* Retail establishments with over 25,000 square feet of sales area that sell merchandise and bulk goods for individual consumption, including department stores and membership warehouse clubs, where sales of grocery items do not occupy more than 25 percent of the floor area. Retail sales may be combined with accessory indoor repair services.
- f. *Nursery and Garden Center.* Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere. Fertilizer and soil products are stored and sold in packaged form only.
- g. *Pawn Shop.* Establishments engaged in the buying, selling, trading, accepting for auctioning, or auctioning of new or secondhand merchandise and offering loans in exchange for personal property.
- h. *Secondhand/Consignment Store.* A store where secondhand goods are for sale or goods are placed on consignment, which is the act of placing goods in the hands of another, while still retaining ownership, until the goods are sold. Unlike a pawn shop, secondhand/consignment stores do not offer loans in exchange for personal property.
- i. *Smoke shop:* “Smoke shop and tobacco store” shall mean any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop and tobacco store” and shall not be subject to the restrictions in this chapter.

21. ***Transient Lodging.*** Transient lodging refers to establishments primarily engaged in the provision of lodging services with incidental food, drink, and other sales and services intended for the convenience of guests.

- a. *Bed and Breakfast.* A residential structure that is in residential use by the property owner or manager and within which bedrooms are rented for overnight lodging and where meals may be provided
- b. *Hotel and Motel.* An establishment providing temporary lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, apartment hotels, and tourist courts.

- c. *RV Park Resort.* A form of lodging designed to accommodate travelers with recreational vehicles for short-term overnight vacation stays, on a nightly or weekly basis, in allotted spaces, or for occupancy by tents or other movable temporary sleeping quarters. Such a facility would be designed to be self-contained, providing attractive amenities to the clients, which may include but are not limited to barbecue area, bathhouses, exercise equipment, tennis courts, gift store, laundry, and swimming pool, ~~etc.~~. Sites shall be attractively landscaped and visually screened from the freeway or public view.
- d. *Short-term rental.* Rental of a dwelling unit for less than a month. Provides a room or rooms in a private home. A permanent resident must reside at the property and be present in the home during the time of the homestay.

C. Institutional, Public/Semi-Public, and Community Facilities Use Types

- 1. ***College and Trade School.*** Institutions of higher education providing curricula of a general, religious, or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes junior colleges, business and computer schools, management training, and technical and trade schools, but excludes personal instructional services such as music lessons.
- 2. ***Community and Religious Assembly.*** A facility for public or private meetings including community centers, banquet centers, religious assembly facilities, civic auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, convention centers, or facilities, such as day care centers and schools that are separately classified and regulated.
- 3. ***Community Garden.*** An area of land managed and maintained by a public or non-profit organization or a group of individuals to grow and harvest food crops and/or ornamental crops, such as flowers, for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members. Community gardens may be accessory to public or institutional uses such as parks, schools, community centers, or religious assembly uses. This classification does not include gardens that are on a property in residential use when access is limited to those who reside on the property. Community Gardens to not include Medical Marijuana Collectives.
- 4. ***Cultural Facility.*** Facilities engaged in activities to serve and promote aesthetic and educational interest in the community that are open to the public on a regular basis. This classification includes performing arts for theater, music, dance, and events as an accessory use; spaces for display or preservation of objects of interest in the arts or sciences; libraries; museums; historical sites; aquariums; publicly owned art galleries; and zoos and botanical gardens. It does not include schools or institutions of higher education providing curricula of a general nature.

5. **Day Care.** Establishments providing non-medical care for persons on a less-than-24-hour basis other than Family Day Care (Small and Large). This classification includes commercial and nonprofit nursery schools, preschools, day care facilities for children or adults, and any other day care facility licensed by the State of California.
6. **Emergency Shelter.** A temporary, short-term residence providing housing with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less, as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling, and meals may be provided.
7. **Hospitals and Clinics.** State-licensed public, private, and non-profit facilities providing medical, surgical, mental health, or emergency medical services. This classification includes facilities for inpatient or outpatient treatment as well as training, research, and administrative services for patients and employees.
 - a. **Civic Health Care Facilities.** A facility that primarily provides medical care and supervision including facilities that provide inpatient/outpatient medical and/or psychiatric treatment that involves regular pharmaceutical distribution or treatment, blood bank, plasma, medical laboratory, substance abuse treatment , or dialysis center. Does not include facilities that solely provide counseling and that do not distribute medicine on-site.
 - b. **Hospital.** A facility providing medical, surgical, mental health, or services primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.
 - c. **Medical or Dental Clinic.** A facility providing medical, mental health, or surgical services exclusively on an out-patient basis, including emergency treatment, cosmetic, diagnostic services, administration, and related services to patients who are not lodged overnight. Treatment is typically provided by more than two licensed physicians and their professional associates. May include the provision of medical testing and analysis services as an ancillary use. This classification includes licensed facilities offering substance abuse treatment, blood banks, plasma, dialysis centers, and emergency medical services. It does not include private medical and dental offices that typically require appointments and are usually smaller scale.
 - d. **Skilled Nursing, Extended Care, and Assisted Living Facility.** A range of facility types that provides bed care on a chronic basis, or provides convalescent care for persons who by reason of illness, physical infirmity, or age are unable to properly care for themselves for a period of time. A skilled nursing facility is usually temporary in nature and is focused on rehabilitation that is intended to prepare the resident to return to their independent living. Extended care provides for the prolonged care of individuals who require custodial or nursing care. Assisted living services typically provide assistance with bathing,

dressing, grooming, medications, and meal preparation in a setting that is, by design, residential in nature and is intended not to be temporary.

8. **Government Buildings.** Facilities providing administrative or public services, including public safety and emergency services, with incidental storage, training, and maintenance facilities.
9. **Social Service Center.** Facilities providing a variety of supportive services for disabled and homeless individuals and other targeted groups on a less-than-24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces. This classification is distinguished from licensed day care centers (See Day Care Center), clinics (see Clinic), and emergency shelters providing 24-hour or overnight care (See Emergency Shelter).

D. Industrial Use Types

1. **Artisan/Small-scale Manufacturing.** The artisan manufacturing use type refers to establishments primarily engaged in small-scale, on-site production of goods by hand manufacturing, which involves only the use of hands tools or domestic mechanical equipment not exceeding two (2) horsepower or kilns not exceeding 25 kilowatts, and the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, glass, candle making shops, metal, and woodworking, manufacturers that typically occupy smaller spaces with a maximum floor area of 10,000 square feet.
2. **Artist's Studio.** Work space for an artist or artisan, including individuals practicing one of the fine arts, or an applied art or craft. This use may include incidental display and retail sales of items produced on the premises and instructional space for small groups of students. It does not include joint living and working units (See Live-Work). Small-scale art production that is generally of a low impact. Typical uses include painting, photography, jewelry, textile, and small scale pottery studios. All work is indoors and may only have very limited artisan display.
3. **Brewery/Distillery**
 - a. **Brewery.** An independent regional brewery with a majority of volume in "traditional" or "innovative" beers. Typical annual production may be between 15,000 and 6,000,000 barrels.
 - b. **Distillery.** An establishment where whiskey or a similar strong alcoholic drink, or spirits, is made by a process of distilling. Distillation of fermented products produces distilled beverages with a high alcohol content, or separates out other fermentation products of commercial value. Typically greater than 15,000 gallons of spirits per year.
4. **Food Preparation/Commercial Kitchen.** Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Typical uses include catering kitchens, bakeries

with on-site retail sales, and small scale specialty food production. This classification does not include businesses involved in the processing or manufacturing of wholesale food products.

5. **Industrial, Heavy.** The processing, manufacturing, or compounding of materials, products, or energy, or any industrial activities ~~that~~^{which} because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odors, vibration, or other external impacts detectable beyond the lot lines of the property. Uses may utilize raw materials to fabricate semi-finished products that include but are not limited to metal fabricating facilities, open welding shops, lumber woodworking (milling) facilities, heavy machine shops, chemical storage and distributing, industrial fabrication facilities, concrete product manufacturing activities, and aggregate or asphalt yards. Characteristics of activities may include massive structures outside of the buildings such as cranes, conveyor systems, cooling towers or open-air storage of large quantities of raw, semi-refined, or finished products. Heavy industrial uses may regularly employ hazardous material or procedures or produce hazardous by-products, include outdoor storage areas, and may have activities that take place outside of structures. There is no general public access.
6. **Industrial, Medium.** Typically, larger ~~in~~ⁱⁿ scale and size than light industrial uses and involves the manufacturing of products from processed or unprocessed raw materials, where the finished product is non-combustible and non-explosive. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land uses, but is not offensive or obnoxious. Odors produced on site shall not have a material negative effect on other businesses or properties in the area.

This use shall include any packaging of the product manufactured on site. Activities may include research and development, and manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor storage is not permitted in the frontage zone and must not be visible from any thoroughfare, excluding alleys. A fence and landscape buffer is required along all side and rear property lines where it abuts any residential or similar less intensive use. May involve inter-plant transfers.

Examples include but are not limited to, the production of the following: glass products made from manufactured glass, clay and pottery products; food and beverages, wood truss assembly, canners, roasters, breweries, wholesale bakeries, frozen food manufactures; candy and other confectionery products; computer hardware; products made from rubber, plastic, resin; converted paper and cardboard products; fabricated metal products made from semi-finished metals.

7. **Industrial Light.** Typically, smaller scale establishments engaged in the production of small consumer goods taking place primarily within enclosed buildings producing minimal impacts on nearby properties. Any heat, glare, dust, smoke, fumes, odors, or vibration are confined to the building. These uses typically have a larger number of employees per acre and are more consumer oriented. An activity ~~th~~^{ate} uses moderate amounts of partially processed materials to produce items of relatively high value per unit weight. A light industrial use may include a

showroom or ancillary sales of products related to the items manufactured on-site. Limited storage may be required, but must be fully screened. Often includes buildings that are smaller scale, under 50,000 square feet, or in multi-tenant type configurations, with office and production area combined.

Examples of light industries may include the manufacturing of foods, beverages, personal care and home care products, cosmetics, clothes and shoes, furniture, art ware and crafts, consumer electronics, and sign manufacture shops. It also includes the preparation, manufacturing, and/or packaging of food for off-site consumption in commercial kitchens or for specialty food manufacturing.

8. **Recycling Facilities.** Collection or processing or recyclable materials or items.
 - a. Recycling Collection Facilities. A drop-off/collection and sorting point for recyclable materials such as paper, metal, plastic, and glass.
 - b. Recycling Processing Facilities. An industrial facility where recycled materials are processed into new materials or products.
9. **Research and Development.** The research and development use type refers to establishments primarily engaged in the research, development, and controlled production of high-technology electronic, industrial or scientific products or commodities for sale. Excludes uses, that in ~~the opinion of the~~ Zoning Administrator's determination~~Community Development Director~~, may be objectionable by reason of production of offensive odor, dust, noise, bright lights, vibration or the storage of hazardous material, including biohazards, or because they would threaten public safety. Businesses shall be compliant with all Fire and Building safety codes.
10. **Specialty Food Processing:** A facility for the transformation of raw ingredients, by physical or chemical means into food or of food into other forms. The application of food science to the selection, preservation, processing, packaging, distribution, and use of safe food. 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.
11. **Storage Yard:** The use of land to store material, equipment, or vehicles. May include storage of construction materials or equipment on a site other than a construction site.
12. **Warehouse, Storage and Distribution.** An establishment or multi-tenant building engaged solely in the wholesale, storage, or distribution of goods to other vendors. Activities typically include but are not limited to wholesale, storage, and warehousing services; moving and storage services; storage and wholesaling to retailers from the premises of finished goods and food products; and distribution facilities for large scale-retail firms.
 - a. *Indoor Warehousing and Storage, Limited.* Storage within an enclosed building, 5,000 square feet or less in size, of commercial goods prior to their distribution to wholesale

and retail outlets and the storage of industrial equipment, products and materials including, but not limited to, personal automobiles, or construction materials.

- b. *Indoor Warehouse and Storage, General.* Storage within an enclosed building greater than 5,000 square feet in size, of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including, but not limited to, feed, construction materials, cold storage, draying or freight, moving and storage and warehouses. Excludes the storage of hazardous chemical, mineral, and explosive materials.
- c. *Personal Self-Storage Facility (mini-storage).* A storage facility that is characterized by individual separate spaces accessible by customers for the storing and retrieval of personal effects and household goods. This classification excludes manufacturing, retail or wholesale selling, office or other business services with the spaces and human habitation.
- d. *Personal Self Storage – Warehouse Facility:* The indoor storage of large boats, RVs, and other large objects for customers for storage and retrieval. The items may be moved about within the facility by the business operator with goods and vehicles possibly arranged in racks for storage.
- e. *Chemical or Mineral Storage.* Storage of hazardous materials including, but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum based fuels, and fireworks.

E. Transportation, Communications and Utilities

- 1. **Communications Facilities.** Broadcasting and other information relay services.
 - a. *Antennas and Transmission Towers.* Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures designed to support reception or transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.
 - b. *Equipment within Buildings.* Indoor facilities containing primarily communication equipment and storage devices such as computer servers.
- 2. **Park-and-ride Facility.** A parking lot with public transportation connections enabling commuters and other people to leave their cars and either carpool or use transit to reach a city center or major employment location.
- 3. **Transportation Passenger Facility.** Facilities for passenger transportation operations, including transit bus stops and bus terminals.

4. **Utilities, Minor.** Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, and underground water and sewer lines.

F. Accessory and Temporary Uses

1. **Accessory Use.** A use that is customarily associated with, and incidental and subordinate to, the primary use, is located on the same lot as the primary use, and occupies not more than 20 percent of the gross floor area.
2. **Temporary Use.** A use that is intended to be of limited duration of time and that will not permanently alter the character or the physical facilities of the site where it occurs. These may include seasonal sales, special events and sales, temporary outdoor sales and displays, and temporary construction offices.

G. Commercial Cannabis Uses

Refer to Section 25-21.6-30 in the Woodland Municipal Code for definitions for commercial cannabis uses.

6.03 Definitions of Terms

As used in this Ordinance

In any case of conflicting definitions the Director shall determine which shall be applied.

Abandoned, Abandonment- When, for a period of over one year, a non-conforming use is either vacated, the business license lapses, the lease is terminated, and/ or utilities are terminated.

Abutting, Adjoining, or Adjacent- Having a common property or district line, or separated only by an alley, path, private street, or easement.

Access- The place or way through which pedestrians and/ or vehicles shall have safe, adequate, and usable ingress and egress to a property or use as required by this code.

Accessory Building- See Building, accessory.

Accessory Structure- See Structure accessory.

Addition – Any construction which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

Alley- A public way permanently reserved for access to the rear or side of properties otherwise abutting on a street.

Alteration- Any change, addition, or modification that changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes ordinary maintenance and repairs.

Ancillary – Subordinate, connected with something, but less important than the main feature. Providing necessary support to the primary activities or operation.

Applicant – Is a person who requests in writing the approval of a permit, license, certificate, or other entitlement for use from one or more public agencies.

Application – The form and information submitted by an applicant. The form and information is to be used to determine whether to approve or deny permits or other entitlement for use.

Arcade- A public way passageway or colonnade open along at least one side, except for structural supports, usually covered by a canopy or permanent roofing.

Area, Net – The area contained within the site or parcel area.

Area, Gross – The entire area within the boundaries of a project site, building, or lot, measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Automatic Irrigation System- ~~An irrigation system~~—An irrigation system that utilizes an automatic timing device (automatic controller) to remotely control valves for operation of water supply to landscapes.

Average Grade- A horizontal line approximating the ground elevation through each building on a site used for calculating the exterior volume of a building. Average grade is calculated separately for each building.

Awning- An architectural projection that provides weather protection, ~~identify~~, or decoration and is wholly supported by the building to which it is attached. An awning is typically constructed of non-rigid materials on a supporting framework, which projects from and is supported by the exterior wall of a building.

Balcony- A platform that projects from the wall of a building 30 inches or more above grade that is accessible from the building's interior, is not accessible from the ground and is not enclosed by walls on or more than two sides. See also Deck.

Base District- See zoning district.

Bathroom- A room containing a sink, a toilet, and a shower and/ or bathtub.

Bay Window- An angular or curved window that projects from the building surface.

Bedroom- Any habitable space in a dwelling unit or accessory structure other than a kitchen or living room that is intended for or capable of being used for sleeping and is at least 70 square feet in area.

Best Fit – Means the most appropriate existing zone that would implement a General Plan land use classification for a specific development site, taking into consideration the permitted and conditionally permitted land uses and the allowable height, density/intensity, and other development standards established in the Zoning Ordinance. Applying the Best Fit does not mean that a particular piece of property will be rezoned; rather, it means that the applicable standards

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for a particular zone will apply to a project when the project is in an area where the zoning and General Plan are not in conformity with each other.

Block face- All property between two intersections that fronts upon a street or abuts a public right-of-way.

Block- Property bounded on all sides by a public right-of-way.

Buffer, Buffering- An area on a parcel ~~that~~^{which} is designed to separate structures and uses from the general public and/ or adjacent properties to reduce negative impacts. It may include landscaping, fences, and walls.

Building Envelope- The aggregate of building mass and building bulk permitted on a parcel, which is defined by height regulations, setbacks, and other property development standards.

Building Face- The general outer surface of the structure or walls of a building. Where bay windows or pillars project beyond the walls, the outer surface of the windows or pillars shall be considered the face of the building.

Building Site- A parcel or parcel of land occupied, or to be occupied, by a main building and accessory buildings together with such open spaces as are required by the terms of this title and having its primary~~principle~~ frontage on a street, road, highway, or waterway.

California Department of Alcoholic Beverage Control (ABC) - The California State agency that regulates the permitting of alcoholic beverage sales, including the sale of beer, wine, and distilled spirits.

California Environmental Quality Act (CEQA) - Public Resources Code Section 21000 et seq. or any successor statute and associated guidelines (California Code of Regulations Section 1500 et seq.) that require public agencies to document and consider the environmental effects of a proposed action before a decision.

California Model Water Efficient Landscape Ordinance- ~~A California legislation that took effect in the City of Fresno on January 1, 2010.~~ See California Code of Regulations, Title 23. Waters, Divisions 2. Department of Water Resources, Chapter 2.7 Model Water Efficient Landscape Ordinance.

Canopy- A roofed shelter projecting over a sidewalk, driveway, entry, window, or similar area that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground.

Carport- A permanently roofed structure-providing space for parking or temporary storage of vehicles enclosed on not more than two sides.

Change of Occupancy- A discontinuance of an existing building use and substitution of a new use that changes the Building Code occupancy group classification and requires a building permit and new Certificate of Occupancy as determined by the Building Official.

Change of Use- A discontinuance of an existing use and the substitution therefore of a use such that the new use represents a different use group or is otherwise differently regulated by the zoning code compared to the prior use. A change of ownership alone does not constitute a change of use.

Conditionally Permitted- Permitted subject to approval of a Conditional Use Permit.

Context-Sensitive Design- means that buildings, landscapes and other lot improvements should respond to their specific physical context in a manner that positively reinforces or helps transform and improve the long-term character of the surrounding buildings, blocks, streets, neighborhood or district.

Construction- Construction, erection, enlargement, alteration, conversion, or movement of any building, structures, or land together with any scientific surveys associated therewith.

Courtyard- An unroofed area that is completely or mostly enclosed by walls of a building.

Curb Cut- A break in a curb allowing vehicles access from the roadway to a legal parking area within the parcel.

Deck- A platform, either freestanding or attached to a building that is used for outdoor space. It typically extends from the façade of a building and is supported by pillars or posts but may be located on a flat portion of a building, such as a roof or setback. It is distinct from a Patio. See also Balcony.

Demolition- The destruction, dismantling, or removal of a building or structure, or substantial portion of a building or structure so that it constitutes demolition pursuant to the provisions of this ~~Ordinance~~ code.

Development Agreement- An agreement between the city and any person having a legal or equitable interest in real property for the development of such property and ~~that which~~ which complies with the applicable provisions of the Government Code and local laws for such development agreements.

Development- Any manmade change to improved real estate, including, but not limited to, the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, expansion, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

Discretionary Permit- A Zoning Administrator Permit, Variance, Temporary Use Permit, Planned Development Permit, or Conditional Use permit or any other appealable permit that requires findings be to be made.

Drive-In and Drive-Through Facilities- A facility designed to provide service to clients in a manner that does not require them to leave their vehicle.

Driveway- An access way that provides vehicular access between a street and the parking or loading facilities located on an adjacent property.

Drought Tolerant Plant- A plant that is adapted to arid or drought conditions. The use of drought-tolerant plants is essential to a successful xeriscape, which ideally requires no supplemental irrigation.

Easement- A portion of land created by grant or agreement for specific purpose; an easement is the right, privilege, or interest which one party has in the land of another.

Eave – The projecting lower edges of a roof overhanging the wall of a building.

Effective Date- The date on which a permit or other approval becomes enforceable or otherwise takes effect, rather than the date it was signed or circulated.

Emergency- A sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

Enclosed- surrounded by walls, including windows, doors, and similar opening or architectural features.

Entitlement- Formal permission from the Planning Division to use or develop land, including Zone Clearances, Development Permits, and Conditional Use Permits, but not including legislative actions such as Rezones and Plan Amendments. An individual entitlement may be sufficient for a project to proceed, or may need to be used in conjunction with another entitlement.

Entrance- An opening, such as door, passage, or gate, that allows access to a place.

Environmental Impact Report- (EIR) - An Environmental Impact Report as required under the California Environmental Quality Act.

Environmental Review- An evaluation process pursuant to CEQA to determine whether a proposed project may have a significant impact on the environment.

Erect- To build, construct, attach, hang, place, suspend, or affix to or upon any surface.

Excavation- The removal of soils or other materials below grade.

Existing Grade- The elevation of the ground at any point on a parcel as shown on the required survey submitted in conjunction with an application for a building permit or grading permit. Existing grade also may be referred to as natural grade.

Express Conflict – A situation where a proposed use or development proposal may be not be permitted or conditionally permitted in the Zoning Ordinance, but may be referenced in the General Plan, and/or consistent with policies contained in the General Plan, or the General Plan may be silent, each situation resulting in a conflict.

Façade- Exterior, outer being on the outer side, situated or being outside; the outer surface. The face of the exterior wall of a building exposed to public view or that wall viewed by persons not within the building. The portion of any exterior elevation of a building extending vertically from the grade to the top of a parapet wall or eave, and horizontally across the entire width of the building elevation.

Façade, Street Facing- Any building façade whose exterior wall faces or is within 45 degrees of parallel to an adjacent street, right of way, or public park, plaza, or open space.

Feasible- Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Fee- A payment to the City for the processing of a permit, license, or appeal application by a City agency or department.

Fence- An artificially constructed barrier of any material or combination of materials erected to enclose or screen an area of land. Fences may also be walls, hedges, and screen planting.

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Final Map- A map showing a subdivision of five or more lots, prepared for filing with the Yolo County Recorder in accordance with the provisions of the Subdivision Map Act and Part IV: Land Divisions, if deemed in substantial compliance with a previously approved tentative subdivision map and with any conditions to such approval.

Floor area, Net – The total of all floor areas of a building, excluding stair wells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

Floor area, Gross- the total gross horizontal area of all the floors below the roof and within the outer surface of the walls of a building or structure, including basements, mezzanines, interior balconies, and upper stories or levels in a multi-story building unless otherwise stipulated.

Floor Area Ratio (FAR) - means the ratio of the total gross floor area of all buildings on a lot to the lot area.

Footprint- The horizontal area, as seen in plain view, of a building or structure, measured from the outside of exterior walls, and supporting columns, and excluding eaves.

Frontage- That portion of a parcel of property that, which abuts on a public street.

Garage- A building or portion thereof, containing accessible and usable enclosed space designed, constructed and maintained for the parking or storage of one or more motor vehicles.

General Plan- The City of Woodland 2035 General Plan adopted by City Council by Resolution 6836 on May 16, 2017.

General Plan Land Use Designations and General Plan Land Use Diagram – the designation depicted on Figure 2-5 of the General Plan entitled “Land Use Diagram” and the Land Use Diagram itself.

Glare- The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, such as to cause annoyance, discomfort, or loss of visual performance and ability, and which may also cause damage to property.

Government Code- The Government Code of the State of California.

Grade- The location of the ground surface.

Graffiti- Marks, such as inscriptions, drawings, or design, which are placed, scratched, etched, painted, or sprayed on public or private property without owners consent.

Ground Floor Street Frontage- The first level of a building, other than a basement that borders a public street.

Ground Floor- The lowest floor of a building other than a basement that is closest to finished grade.

Habitable Space- As defined in Section 202 of the California Building Code.

Habitation- Regular and exclusive use of a space or structure for shelter and other residential purposes in a manner that is private and separate from another residence on the same parcel.

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Hazardous Materials- Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health safety, property, or the environment when improperly treated, stored, transported, disposed of , or otherwise managed.

Hedge- Any ~~g~~Group of shrubs planted in line or in groups so that the branches of any one plant are intermingled or form contract with the branches of any other plant in the line.

Height- The vertical distance from a point on the ground below a structure to a point directly above.

House~~h~~-Hold- One or more persons living together in a single dwelling unit, with common access to and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food; who share living expenses, including rent or mortgage payments, food costs and utilities; and who maintain a single mortgage, lease, or rental agreement for all members of the house hold.

Hydro zone- A portion of the landscaped area having plants with similar water needs.

-Illegal Non-Conforming Use or Site Feature- A use, structure, site feature or lot shall be designated as having Illegal Non-Conforming status if it was not lawfully established under the regulations of the jurisdiction in which it was located at the time of its establishment or has not continuously remained in compliance with all terms and conditions imposed upon the use, structure, or site feature upon it's establishment or imposed upon it any time thereafter.

Intensity of Use- ~~I~~the extent to which a particular use or the use in combination with other uses affects the natural and built environment in which it is located, the demand for services, and persons who live, work, and visit the area. Measures of intensity include, but are not limited to, requirements for water, gas, electricity, or public services; number of automobile trips generated by a use; parking demand; number of employees on a site; hours of operation; the amount of noise, light, or glare generated; the number of persons attracted to the site, or, in eating establishments, the number of seats.

Interim Zones- Refers to the zoning designations established in this Interim Zoning Ordinance.

Interior- ~~I~~the inner or indoor part of something, especially a building; the inside; being within.

Junkyard – Any area, lot, land, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, or abandonment of wastepaper, rags, scrap metal, or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable moto vehicles or other type of junk.

Kitchen- A room or space within a building with appliances used for cooking or preparing food.

Landscaping- The planting, configuration, and maintenance of trees, ground cover, shrubbery, and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), ~~earth-pattering~~ and bedding materials, and other similar site improvements that serve an aesthetic or functional purpose.

Legal Non-Conforming Use, Structure, or Site Feature- A use, structure, or site feature shall be designated as having Legal Non-Conforming status if it was lawfully established under the regulations of the jurisdiction in which it was

located at the time of its establishment, and has continuously remained in compliance with all terms and conditions imposed upon the use, structure, or site feature upon its establishment or imposed upon it any time thereafter, based on evidence provided by the property owner, tenant, or applicant. Legal Non-Conforming status shall also be assigned if non-conformities were created by a public improvements, such as a street widening project.

Light Fixture- The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirrors, and a refractor or lens.

Local-serving or neighborhood-serving- means having a market area generally not exceeding one mile in radius.

Lot Line Adjustment- A shift or rotation of an existing lot line or other adjustment where a greater or lesser number of parcels that originally existed is not created.

Maintenance and Repair- The repair or replacement of nonbearing walls, fixtures, wiring, roof, or plumbing that restores the character, scope, size, or design of a structure to its previously existing, authorized, and undamaged condition.

Merger- The joining of two or more contiguous parcels of land under one ownership into one parcel.

Mobile Vendor- Any person that sells, or causes or allows another, whether as an employee or as an independent contractor leasing or renting equipment, to sell any food, drinks, or merchandise by means of a motorized or non-motorized vehicle, such as a wagon, pushcart, handcart, bicycle, motorized cart, food truck, or other itinerant method.

Mulch- Any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

Non-Conforming Lot- A legally created lot of land having less area, frontage, or dimensions than the existing Code requires in the Zoning District in which it is located.

Occupancy Group- The Building Code use category for determining requirements for building construction elements and life safety system requirements.

Off-site use- An activity or accessory use that is related to a specific primary use, but is not located on the same lot as the primary use.

Onsite- Located on the lot that is the subject of discussion.

Open Space, Common- Any outdoor area, not dedicated for public use, which is designed and intended for the common use and enjoyment of the residents and guests of more than one dwelling unit.

Open Space, Private- Open areas for outdoor living and recreation that are adjacent and directly accessible to a single dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guest.

Open Space, Usable- Outdoor areas that provide outdoor living and/ or recreation for the use of residents.

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Outdoor sales, Temporary and Seasonal- The sale or offering for sale to the general public of merchandise outside of a permanent structure on property owned or leased by the person, firm, or corporation. These sales are of a limited duration and conducted on an occasional basis, and are secondary or incidental to the principal permitted use or structure existing on the property.

Outdoor Storage- The keeping, in an unroofed area, of any goods, junk material, merchandise or vehicles in the same place for more than 72 hours except for the keeping of building materials reasonably required for construction work on the premises pursuant to a valid and current Building Permit issued by the City.

Overlay District- A zoning designation specifically delineated on the Zoning Map establishing land use requirements that govern in addition to the standards set forth in the underlying zoning district.

Parapet- A low wall or railing extending above the roof and along its perimeter.

Parcel- A single unit of land separated from other units of land by legal description, the boundaries of which are shown on a parcel map or final map, described in a deed, or for which a certificate of compliance has been issued pursuant to the Subdivision Map Act. [Parcel shall also include two or more parcels where the owner(s) have recorded a covenant with the office of the County Recorder that states the intention of the owner(s) to combine and use the parcels as a single unit of land in compliance with City regulations.] Also referred to as "lot."

Parcel Map- A map prepared in accordance with the provisions of this Subdivision Ordinance, designed to be placed on record in the office of Yolo County Recorder, and providing for the division of land, which meets the exceptions, set forth in Section 66426 of the Map Act.

Park Strip- the area of the public street located between the face of the curb and closest edge of the sidewalk.

Parking Facility- An area of a lot parcel, structure, or any other area, including driveways, which is designed for and the primary purpose of which is to provide for the temporary storage of operable motor vehicles.

Patio- An outdoor area, often paved, adjoining a building that is used for outdoor open space. It is not enclosed by walls, and typically is located at grade or supported by minimal footings.

Paving- A type of material used over areas of a parcel such as driveways, parking spaces and areas, pathways, patios, and front setbacks used for access by vehicles and pedestrians.

Performance Standards – A set of criteria or limits relating to nuisance elements, which a particular use of process may not exceed.

Permit- Any Conditional Use Permit, Temporary Use Permit, Building Permit, license, certificate, approval, or other entitlement for development and/ or use of property as required by any public agency.

Permitted Use- Any use or structure that is allowed in a Zoning District without a requirement for approval of a Use Permit, but subject to any restrictions applicable to that Zoning District.

Person with Disabilities- Under the Americans with Disabilities Act, an individual with a disability is a person who: (1) has a physical or mental impairment that substantially limits one or more major life activities; or (2) has a record of such an impairment; or (3) is regarded as having such an impairment.

Planning Commission- The Planning Commission of the City of Woodland.

Plaza- An outdoor space set aside for gathering or congregating and commercial activities, typically surrounded by building frontages.

Pocket Park- A park of one-half to two acres in size that intended to serve the needs of a smaller, specific neighborhood located within a half-mile radius of the pocket park.

Podium- A continuous raised platform supporting a building or a large block of two or three stories beneath a multi-story block of smaller area.

Porte Cochere- A roofed structure through which a vehicle can pass, extending from the entrance of a building over an adjacent driveway, the purpose of which is to shelter persons entering and exiting a building.

Pre Existing- In existence prior to the effective date of this Ordinance Code.

Project- Any proposal for a new or changed use or for new construction, alteration, or enlargement of any structure that is subject to the provisions of this ordinance. This term includes, but is not limited to, any action that qualifies as a “project” as defined by the California Environmental Quality Act.

Public Improvement- Street work, utilities, and other facilities proposed or required to be installed within the subdivision for the general use of all the subdivision lot owners and for local neighborhood or community needs.

Public Resource Code- The Public Resources Code of the State of California.

Qualified Applicant- the property owner, the owner’s agent, or any person or other legal entity that has a legal or equitable title to land that is the subject of a development proposal or is the holder of an option or contract to purchase such land or otherwise has enforceable proprietary interest in such land.

Ramp- An access driveway leading from one parking level to another, or an access driveway from an entrance leading to parking at a different level.

Remainder- That portion of an existing parcel, which is not designated on the required map as part of the subdivision. The remainder shall not be considered as part of the subdiv~~ision~~ision but shall be shown on the required map as part of the area surrounding the subdivision.

Restore- Return to a former condition, or renovate or as to return to its original state.

Review Authority- Body responsible for making decisions on zoning and related applications.

Right of Way- A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar use.

Roof- That portion of a building or structure above walls or columns that shelters the floor area or the structure below.

Roofline- The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

Runs with the Land – A covenant restriction to the use of land contained in a deed and binding on the present and all future owners of the property.

Screening- Screening refers to a wall, fence, hedge, informal planting, or berm, provided for the purpose of buffering a building or activity from neighboring areas or from the street or public views.

Setback- The distance between the parcel line and a building, not including permitted projections that must be kept clear or open.

Shielded Light Fixture- outdoor light fixtures shielded or constructed so that light rays emitted by the lamp are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted.

Sidewalk- A paved, surfaced, or leveled area, parallel~~ing~~ and usually separated from the street, used as a pedestrian walkway.

Sidewalk Café- Any outdoor dining area located in or adjacent to any public sidewalk or right of way ~~that~~~~which~~ is associated with a restaurant or other eating and drinking establishment on a contiguous adjacent parcel.

Site- A parcel or group of contiguous parcels, that is proposed for development in accordance with the provisions of this Ordinance and is in a single ownership or under unified control.

Standard Specifications- The Standard Specifications of the Department of Public Works of the City as may be amended from time to time.

Street Tree- A tree fronting private property within the street right of way.

Street Wall- A wall or portion of a wall of a building facing a street.

Story – That portion of a building included between the surface of any floor and the surface of any floor next above it, or if there is no floor above it, then the space between such floor and ceiling next above it.

Swimming Pool- A pool, pond, or open tank capable of containing a large and deep enough body of water for people to use to swim.

Temporary Use- A use that is intended to be of a limited duration of time and that will not permanently alter the character or physical facilities of the property where it occurs.

Interim Zoning Ordinance

v. 3/289/18

Tenant- A person who rents, leases, or subleases, through either a written or an oral agreement, real property from another.

Tentative Map- A map made for the purpose of showing the design and improvements of a proposed subdivision and the existing conditions in and around it.

Use Classification- A system of classifying uses into a limited number of use types based on common functional product, or compatibility characteristics. All use types are grouped into the following categories: residential, public and semi-public, commercial, industrial, transportation, communication, utilities, and agricultural and extractive.

Use Type- A category, which classifies similar uses based on common functional, product, or compatibility characteristics.

Utilities- Equipment and associated features related to the mechanical functions of a building(s) and services such as water, electrical, telecommunications, and wave.

Visible- Capable of being seen (whether or not legible) by a person of normal height and visual acuity waling or driving on a public road.

Walk up Facility- A facility designed to provide service to pedestrian clients, where clients typically are queued on the outside of the main structure or room. Typical facility types include, but are not limited to automatic teller machines (ATM'S) and food- service windows.

Wall- Any exterior surface of building or any part thereof, including windows.

Window- An opening in a wall of a building that is filled with glass in a frame. They typically allow light and air into the interior of a building, but also serve as mediums for viewing merchandise in commercial properties.

Zones- Refer to the zones that are included in the Zoning Ordinance and shown on Zoning Maps.

Zoning District- A specifically delineated area or district in the city within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings.

Zoning Map – A map or maps that were adopted to implement the Zoning Ordinance and delineate the boundaries of zones within the City.

Zoning Ordinance – the ordinance codified as Chapter 25 of the Municipal Code.

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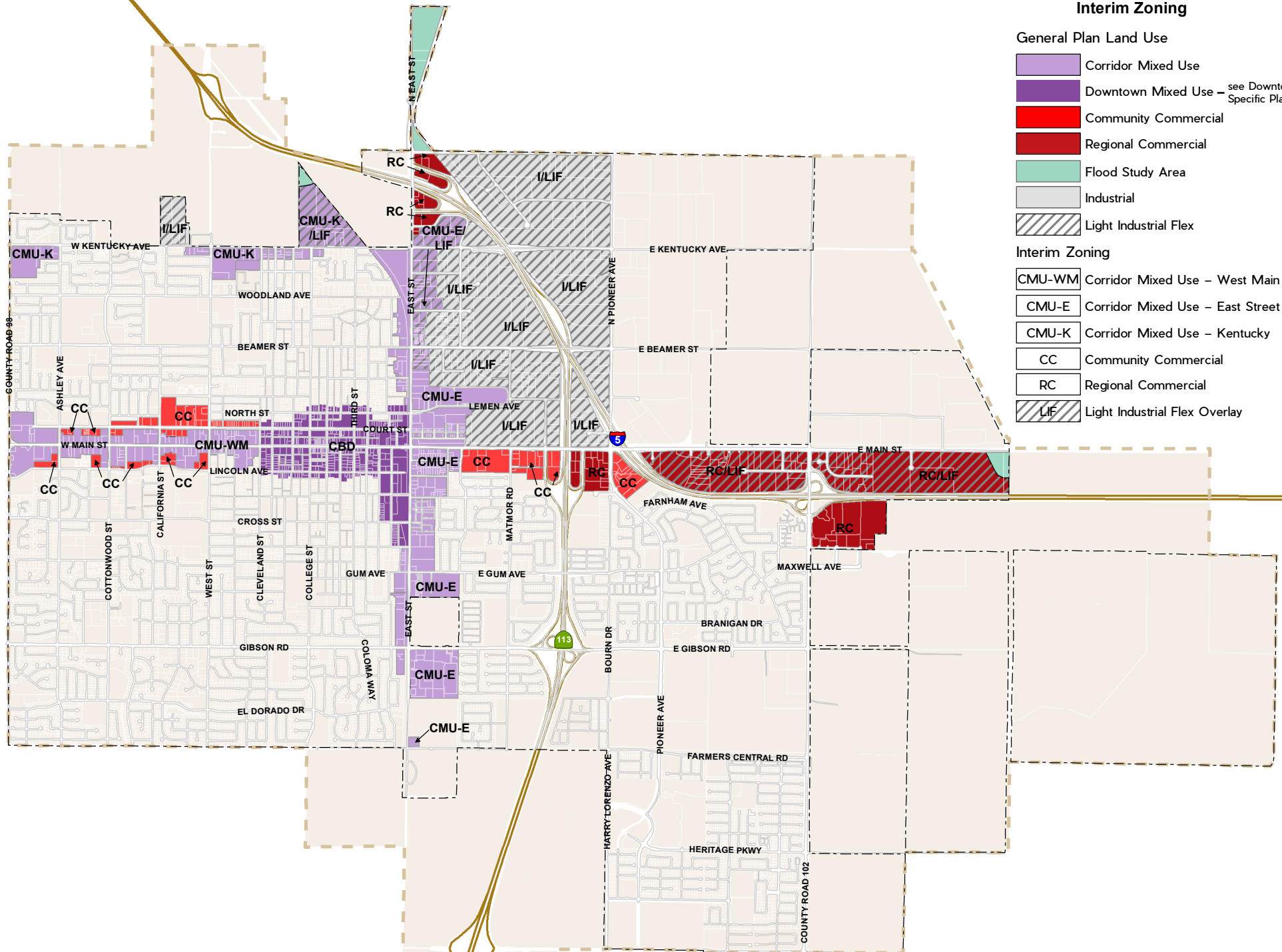
General Plan Land Use and Interim Zoning

General Plan Land Use

-  Corridor Mixed Use
-  Downtown Mixed Use – see Downtown Specific Plan
-  Community Commercial
-  Regional Commercial
-  Flood Study Area
-  Industrial
-  Light Industrial Flex

Interim Zoning

-  CMU-WM Corridor Mixed Use – West Main
-  CMU-E Corridor Mixed Use – East Street
-  CMU-K Corridor Mixed Use – Kentucky
-  CC Community Commercial
-  RC Regional Commercial
-  LIF Light Industrial Flex Overlay



Draft –EXHIBIT B ZONING SUMMARY OF ALLOWED LAND USES AND PERMIT REQUIREMENTS - Draft

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	Zoning District									
LAND USE	Corridor Mix Use (CMU)				Commercial			Industrial		Comments
	CMU-East	CMU-Kentucky	CMU-West Main	CMU-Light Industrial Flex Overlay	Community Commercial	Regional Commercial	Regional Commercial Light Industrial Flex Overlay	Industrial Light Industrial Flex Overlay	Industrial	P = Permitted A = Zoning Administrator Permit C = Conditional Use Permit "-" = Not Permitted L = Special Criteria – Provides clarification whether a use is allowed, when and under what conditions.
	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I	See the Industrial Use Table 3 of Section 25-18-10 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..
RESIDENTIAL										
Single Family										
Detached	L1	L1	-	-	L1	-	-	-	-	See Section 25-21-05 for second (accessory) dwelling units on lot; Section 25-21-55 for nonconforming use provisions
Attached	L1	L1	-	-	L1	-	-	-	-	
Duplex	L1	-	-	-	L1	-	-	-	-	
Multi-Unit Dwelling (3 units and over)	P	P L2	P	P L2	-	-	-	-	-	
Adult Family Day Care										
Small (6 clients or less)	P	A	P	A	-	-	-	C	-	
Large (7-12 clients)	P	A	P	A	-	-	-	C	-	
Family Day Care										
Small (up to 8 children)	P	-	-	-	-	-	-	-	-	Subject to State review
Large (7-14 children)	C	C L2	C	-	-	-	-	-	-	Subject to State review
Residential Care Facility (24 Hour)										
General (6 or more clients)	C	C	C	C	-	-	-	-	-	Subject to State review
Limited (up to 6 clients)	P	P	P	C	-	-	-	-	-	Subject to State review
Supportive Housing (No limit on stay)	L30	L2 L30	L30	L2, L30	L 30	L 30	L 30	C L 30	-	
Transitional Housing (Temporary)	L30	L2 L30	L30	L2, L30	L 30	L 30	L 30	C L 30	-	
COMMERCIAL										
Adult Business	-	-	-	-	-	-	-	L7	-	See Section 25-21-75
Ambulance Service	P	P	P	P	P	P	P	P	-	
Animal Sales and Services										
Boarding Kennel	-	C	-	-	C	-	-	A	A	
Grooming	A	A	A	A	P	P	P	A	A	
Retail Sales (Pet Shop Supplies)	P	P	P	-	P	P	-	-	-	
Veterinary Services	A	A	A	A	P	P	P	A	-	
Automobile Sales and Services										
Alternative Fuels and Recharging Facility	A L28	A L28	A L28	-	A L28	A L28	A L28	A L28		
Automobile Rental Office	P L15	P L15	P L15	-	P L15	P L15	A L14	A L14	-	
Auto/Vehicle Sales & Leasing, New and Used, autos, RV, motorcycles	A L17, L17a	A L17	A L17, L17a	A L17	A L17 L17a	A L17 L17a	A L17	A L17	-	
Auto/Vehicle Sales Showroom (only)	P	A	P	A	P	P	P	A		No open lots and service areas must be fully enclosed
Automobile/Vehicle Repair, Minor	P L14	P L14	P L14	P L14	A L14	C L14	A L14	P L14		No overnight parking of vehicles
Automobile/ Vehicle Repair, Major	C L14	C L14	-	C L14	-	-	C L14	C L14		Screening required
Auto/Vehicle Washing (Full Service)	A L8 L11	-	-	-	C L8	C L8	C L8			Circulation, design, screening Circulation, screening, noise

	Zoning District									
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	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I	See the Industrial Use Table 3 of Section 25-18-10 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..
Auto/Vehicle Washing (Self Service)	-	A L8 L11	A L8 L11	A L8 L11	A L8 L11	A L8	A L8	P L8		
Service Stations	C	C	C	-	C	C	C	C		
Automobile Storage Lot	-	-	-	-	-	-	A L14	A L14		
Farm/Agricultural Equipment Sales, Service & Leasing	A L14	A L14	A L14	A L28	A L14	A L14	A L14	A L28		
Large Vehicle and Equipment Sales, Service and Rental	-	-	-	C L 28	-	-	C L 14	C		
Tire Retreading and Recapping	-	-	-	-	-	-	C L14	C L14		
Banks and Institutions	P	P	P	-	P	L12	L12	-		
With Drive-Through Service	C	C	C	-	C	C	-	-	-	
Check Cashing & Alternative Lenders	A L35	A L35	A L35	-	A L35	-	-	-	-	
Business and Communication Services	P	P	P	P	P	L12	-	L3		
Commercial Parking Facilities	C	C	C	C	C	C	C	A		Circulation, design, screening Circulation, screening, compatibility in Light Industrial Flex Overlay Zones
Commercial Entertainment and Recreation										
Hookah Bar/Smoking Lounge	-	-	C L32	-	-	C L32	C L32	-	-	
Small Scale Facility	A	A	A	A	A	A	A	C	-	Noise circulation, hours, security, compatibility Circulation, compatibility in Light Industrial Flex Overlay Zones
Large Scale Facility	C	C	C	C	C	C	C			Circulation, compatibility in Light Industrial Flex Overlay Zones
Eating & Drinking Establishments										
Bar/Night Club/ Lounge/	C L4	C L4	C L4	C L4	C L4	C L4	C L4	C L4	-	See Section 25-21-70 Alcoholic beverage establishments
Micro-brewery/Wine-bar/Brewpub	A	A	A	A	A	A	A	C	-	See Section 25-21-70 Alcoholic beverage establishments Odor, noise, transport traffic
Restaurant, Full Service	P	P	P	P	P	P	P	A	-	See Section 25-21-70 Alcoholic beverage establishments Circulation, access, compatibility in Light Industrial Flex Overlay Zones
Restaurant, Limited Counter Service/ Fast Food	A L18	P L 18	P L18	P	P L18	P	P	P	P	Circulation, access, compatibility in Light Industrial Flex Overlay Zones
Restaurant with Drive-Thru Service	-	-	-	-	-	C L21	C L21	-	-	Shall be considered only in limited circumstances with review of overconcentration, proximity to schools, housing, and impact on healthy lifestyle choices.
Tasting Room	A	A	A	A	A	A	A	A	C	
Food and Beverage Sales										
Convenience Market	P L9	P L9	P L9	P L9	P L9	P L9	P L9	L9	A L9	Section 25-21-70
Farmers Market	A	-	A	-	A	A	A	-		

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	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I	<i>See the Industrial Use Table 3 of Section 25-18-10 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..</i>
General Market	P	P	P	P L20	P	P	P L20	P L20	-	
Healthy Food Grocer	P	P	P	P L20	P	P	P	-	-	
Liquor Store	C	C	C	-	C	C	C	-	-	Section 25-21-70
Funeral Homes and Internment	P	P	-	P	P	-	A	A	-	
Crematorium	-	-	-	-	-	-	C	C	C	
Live-Work	P	P	P	A L22	P	-	A L22	C		
Maintenance and Repair Services	P L28	P L28	P L 28	P L28	P L28	P L28	P L28	PL28		
Mixed-Use	P L33	P L33	P L33	P L33	P L33	P L33	P L33	P L33	C L33	Consistent with uses that are otherwise allowed in the District
Offices, Business and Professional										
Administrative and Professional Offices	P L5	P L5	P	P L5	P	P L12	P L5	P L3		
Medical/ Dental Offices	P	P	P	A	P	P L12	A	-		
Walk-in Clientele	P	P	P	P L20	P			P L20		
Personal Services										
Fortune Telling Service	P	P	P	P L20	P	P L12	P L20	L18		
General Personal Services	P	P	P	P L20	P	P L12	P L20	L18		
Instructional Services	P	P	P	P L20	P	P L12	P L20	L18		
Massage Establishment	L34	L34	L34	-	L34	L19 L34	-	-		Sections 13-1-14 & 13-6-1, considered same as a beauty salon with a license.
Health/Fitness Facility	P	P	P	A	P	P	C	C		
Beauty/Salon/Spa	P	P	P	P	P	P L12	P L3	-		
Tattoo or Body Modification Parlor	A	-	A	-	A	C	-	-		Section 25-21-45
Automobile Storage Parcel	-	-	-	-	-	-	C L14	C L14		
Regional Shopping Center	-	-	-	-	-	C	C	-		
Retail Sales										
Artisan Shop, with limited crafting	P L14	P	P	P	P	P	P			
Building Materials, Sales and Service	A L14	A L14	A L14	A L 14	A L14		A L14	A L14		
Consignment/Secondhand store	P	P	P	-	P	P	-	-		Chapter 16
Firearm Sales and Servicing	A L35	A L35	A L35	A L35	A L35	A L35	A L35	-		Must be accessory use to a larger sporting goods or similar type of retailer
Flea Market/Swap Meet	C						C	-		
General Drive-Thru Service	-	-	-	-	C	C	-	-		
General Retail Sales (small 25,000 sf or less)	P	P	P	P	P	P	P L20	P L18		
General Retail Sales(Large over 25,000 59,999 sf)	P	P	P	-	P	P	P	-		
Large Format Retail (over 60,000 sf)					A L11	P L11	A L11			
Nursery and Garden Center	A L14	A L 14	P L14	P L14	P L14	A L14	P L14	P L14		
Pawn Shop	A	A	A	A	-	-	-	-		Chapter 16
Smoke Shop			A L32		A L32	A L32	-	-		

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	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I	<i>See the Industrial Use Table 3 of Section 25-18-10 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..</i>
Visitor Accommodations										
Bed and Breakfast	A	-	A	-	-	-	-	-		
Homestay	C L19	C L19	-	-	-	-	-	-		
Hotel and Motel	A	-	A	-	A	A	A	-		
RV Park.	-	-	-	C	-	-	-	-		
Short-Term rental	C L19	-	C L 19	-	-	-	--	-		
INSTITUTIONAL, PUBLIC/SEMI-PUBLIC, AND COMMUNITY FACILITIES										
College and Trade School	P	P	P	A	P	P	-	-		
Community & Religious Assembly	A	A	A	A	A	A	-	-		
Community Garden	A	A	-	A	-	-	-	A		
Cultural Facility	P L3	P L3	P L3	P L3	P	P	P	A		
Day Care Center	C	C L2	A	C	A	A	C	C		
Emergency Shelter	C	C L2	-	-	-	-	A	C		See Chap. 25, Article 32
Government Buildings	P	P	P	-	P	P	P	P		
Civic Health Care Facility	-	C	-	C	C	C	C	C		
Hospitals??	C	C L2	C	-	C	C	-	-		
Medical or Dental Clinics	A	A L2	A	C	A	A	A	-		
Skilled Nursing /Assisted Living	A	A L2	A	C	A	A	C	-		
Social Service Center	C	A L2	-	C	C	-	C	C		
INDUSTRIAL										
Artisan/Small-scale Manufacturing	P L3 L14	P L3 L14	-	P L14	-	-	P L14	P L14		
Agricultural Production, Light	-	-	-	A L14	-	A L14	A L14	A L14		
Artists Studio	P L14	P L14	P L14	P L14	P 14	-	P L14	P		
Brewery/Distillery	-	-	-	-	-	C	C	C		
Food Preparation/Commercial Kitchen	P L14	P L14	A L14	A L14	P L14	A L14	P L14	P L14		
Dry Cleaning/Laundry bulk scale (not personal)	-	-	-	-	-	-	A	P		
Heavy Industrial	-	-	-	-	-	-	-	-	A	
Light Industrial	A L14	A L 14	-	P L14	-	P L28	P L28	P		
With limited outdoor processing or storage of materials	-	A L14 L11	-	A L14	-	-	A L14 L11	A L14 L11		
Medium Industrial	-	-	-	-	-	-	A L14 L11	A L14 L11		
With limited outdoor processing or storage of materials	-	-	-	-	-	-	A L14 L11	A L14 L11		
Recycling Facilities										
Collection Facilities	-	-	-	L6	L6	L6	L6	L6		
Processing Facilities	-	-	-	-	-	-	-	C		
Research and Development	A L3	P L3	P L3	P	L3	-	A L14	P, L14	P	Must be fully screened, subject to Fire and Building Safety Codes
Salvage, Wrecking and Tow Yard	-	-	-	-	-	-	-	-	C	See the Industrial Use Table

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	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I	<i>See the Industrial Use Table 3 of Section 25-18-10 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..</i>
Specialty Food Processing	-	-	-	P L29	A L14, L 29	A, L14, L29	P, L14, L29	P, L14,L29	P L29	
Storage Yard	-	-	-	A L14	-	-	A, L14	A, L14	A L14	
Warehouse, Storage and Distribution										
Indoor Warehousing and Storage, Limited (< 5,000 SF)	A L14 L25	A L14 L25	-	P L14 L25	A L14 L25	-	P L14	P L14	P L14	
Indoor Warehousing and Storage, General (> 5,000 SF)	-	-	-	A L14 L25	-	-	P L14	P L14		
Personal/Self Storage (Mini-storage)	-	C L13	-	-	C L13	-	-	-		
Personal Self Storage (Warehouse)	-	-	-	-	C L13, L14	-	C L13	C L26	C L26	
Chemical Mineral Storage	-	-	-	-	-	-	-	-	C	
Wholesale Nursery and Garden Center	-	A	-	A	-	-	P	P		
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES										
Communication Facilities										
Antennas and Transmission Towers	L16	L16	L16	L16	L16	L16	L16	L16		See Sections 25-21-80, Wireless Facilities Ordinance
Equipment within Buildings	L16	L16	L16	L16	L16	L16	L16	L16		
Transportation Facilities										
Transportation Passenger Facility	C	C	-	-	-	-	C	C		
Park-and-ride facility	-	A	-	P	P	P	P	P		
Utilities, Minor	P	P	P	-	P	P	-	-		
TEMPORARY OR OTHER USES										
Ancillary Uses	Permitted if principal use is permitted; requires a use permit if principal use requires a use permit									See Section 25-21-10
Temporary Uses	Requires Zoning Administrator approval									See Section 25-13-30 and Article
COMMERCIAL CANNABIS USES										
Manufacturing: both volatile and non-volatile (limited to manufacturing for wholesale, distribution for resale); Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	See Article 21.6 of Chapter 25 and Chapter 13A
Testing, Research and Development: Retail (on-site) sales prohibited.	-	-	-	-	-	-	-	C	C	See Article 21.6 of Chapter 25 and Chapter 13A
Distribution: Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	See Article 21.6 of Chapter 25 and Chapter 13A
Retailers: (Dispensaries): prohibited	-	-	-	-	-	-	-	-	-	See Article 21.6 of Chapter 25 and Chapter 13A
Indoor Commercial Cultivation: prohibited	-	-	-	-	-	-	-	-	-	See Article 21.6 of Chapter 25 and Chapter 13A
Outdoor Cultivation: prohibited	-	-	-	-	-	-	-	-	-	See Article 21.6 of Chapter 25 and Chapter 13A
Indoor Personal Cultivation	L31	L31	L31	L31	-	-	-	-	-	See Article 21.5 of Chapter 25

SPECIAL LIMITATIONS:
L1 May be allowed with a Zoning Administrator use permit
L2 Residential or other similar sensitive uses may be considered on the south side of Kentucky Avenue, but on the north side these uses may only be allowed with an approved Specific Plan.
L3 A Zoning Administrator Permit is required for more than 2,000 sq. ft.
L4 Cannot be located within 500 feet of a school or park.
L5 Over 10,000 square feet, may be approved with a Zoning Administrator Permit.
L6 Allowed on a shopping center site as an accessory use within an enclosed structure, which may be portable.
L7 Only allowed on the rear half of a lot and not within 500 feet of a school or public park, must be located more than 750 feet from any following zones: OS, R-1, R-2, NP, or RM, must be more than 1,000 feet from any other adult book store or adult motion picture theater, and a conditional use permit is required. Refer to Section 25-21-75
L8 Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. Drive through lane and wash stall area shall be screened from public view.
L9 Requires a conditional use permit if over 3,000 square feet in size and/or if associated with a service station, and/or includes alcohol sales, and/or is open between 10:00PM and 6:00 AM.
L10 (Reserved)
L11 A conditional use permit required if site is abutting a residential zone.
L12 – Up to 10% of the total square footage of shops within a regional commercial center may consist of ancillary office spaces that support other uses. Limit does not apply to stand alone, professional office buildings.
L13 – Requires a master plan in which 50% shall be commercial or uses other than mini-storage and all necessary access and utility easements and improvements are identified and installed as necessary to ensure adequate service to the site and master plan areas; mini-storage portions shall be set back from a street frontage and no closer than 300- feet from an arterial , buildings shall be a minimum of two stories where adjacent to freeway or major arterial to screen views; buildings shall exhibit exemplary architectural design, and facilitate a lively and vibrant street/active street frontage. The project shall incorporate conservation and sustainability features to achieve net zero energy use, shall provide a lighting and security plan,and shall demonstratemeasurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement.
L14 - All materials stored outside must be fully screened from view from any rights of way and below fence height. If outdoor storage of materials or equipment is adjacent to a residential district a conditional use permit is required. Any work bay area shall be screened from public view.
L15 – On-site rental car parking is limited to the minimum needed for immediate customer pick up only, no on site storage of cars.
L16 - Subject to Section 25-21-80, Wireless Facilities Ordinance
L17 – Auto sales in an open lot may be considered with a Zoning Administrator permit as an accessory use to a retail showroom and service area, or as part of a complete dealership complex. Site access, internal vehicle circulation, auto-display, and landscaping are subject to review. . No surface parking lot or outdoor display area solely intended for the sale of new or used cars and not accessory to an indoor showroom is allowed as a primary use on a site
L17a- Used car sales must be associated with a new car dealership, except for large format used car dealerships (as example Carmax)
L18 – In the Industrial areas small-scale establishments serving local businesses are allowed. The proximity of fast food uses within 1/2 mile of schools, youth facilities or residential uses shall be evaluated for overconcentration. The General Plan emphasized “dining” and “slow food: establishments.
L19 - For homestay or short term rental, no signage or exterior evidence of the use may be visible, owner shall maintain liability insurance on the property which covers the homestay and guests, the owner shall pay any applicable taxes including occupancy and sales taxes, shall obtain a business license, the property and home shall be maintained in good condition, including regular trash pickup and on-site parking for guests, no noise or nuisance impacts shall be detectable to adjacent properties.
L20 - Zoning Administrator permit is required for more than 3,000 sq. ft.
L21 - Drive through fast food may not be allowed within 1/2 mile of a school, evaluate the extent of overconcentration of existing or proposed fast food restaurants and drive through fast food within 1,000 feet of the proposed location, minimize the siting of unhealthy land uses
L22 - Only allowed as a secondary use occupying less than one-third of the floor area in a multi-tenant building.
L23 - Allowed within a shopping center on in an Industrial zone on the site of a recycling processing facility and must be within an enclosed structure, which may be portable.
L24 - Only allowed as an accessory use with a service station with a Zoning Administrator permit.
L25 - Only allowed on the rear half of a lot in order to ensure that the street frontage is activated.
L26 - Requires a master plan in which 50% shall be industrial or uses other than mini-storage and all necessary access and utility easements and improvements are identified and installed as necessary to ensure adequate service to the site and future master plan areas; mini-storage buildings shall be a minimum of three-stories in height; buildings shall demonstrate exemplary architecture design and facilitate an active street front. The project shall incorporate conservation and sustainability features to achieve net zero energy use; shall provide a security and lighting plan; and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement.
L27 (Reserved)
L28 - Outdoor storage may be allowed as an ancillary use on the same parcel as the primary business with a Zoning Administrator Permit. All outdoor storage must be fully screened from view from any public rights-of-way and below fence height. All work areas, work bays shall be screened from public view.
L29 Agricultural Production may be allowed as an accessory or ancillary use to a primary use, as example, for research, testing or demonstration purposes with a Zoning Administrator Permit
L 30 Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.
L31 provides that any person within the City of Woodland may cultivate cannabis inside of any residence or enclosed and secure secondary structure that meets certain requirements specified in the ordinance, consistent with state law that permits indoor cultivation of cannabis for medical and non-medical purposes
L32 Smoke shops, tobacco stores, hooka/smoking lounge shall not be located within 1000 feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather.
L33 – Mixed uses are allowed, consistent with the manner in which the individual uses are otherwise allowed in the District. The review required will be dependent upon the most restricted use intended for the development.
L34 - Permitted with a license per Municipal Code Section 13-6-1 or with a Conditional Use Permit
L35 – May not be located within 500 feet of a school, shall hold and maintain all applicable licenses and permits with the State Department of Justice, exterior areas shall be well lit and include video surveillance. Advertising and signage on clear windows and doors shall be placed so that law enforcement have personnel have a clear and unobstructed view of the interior.

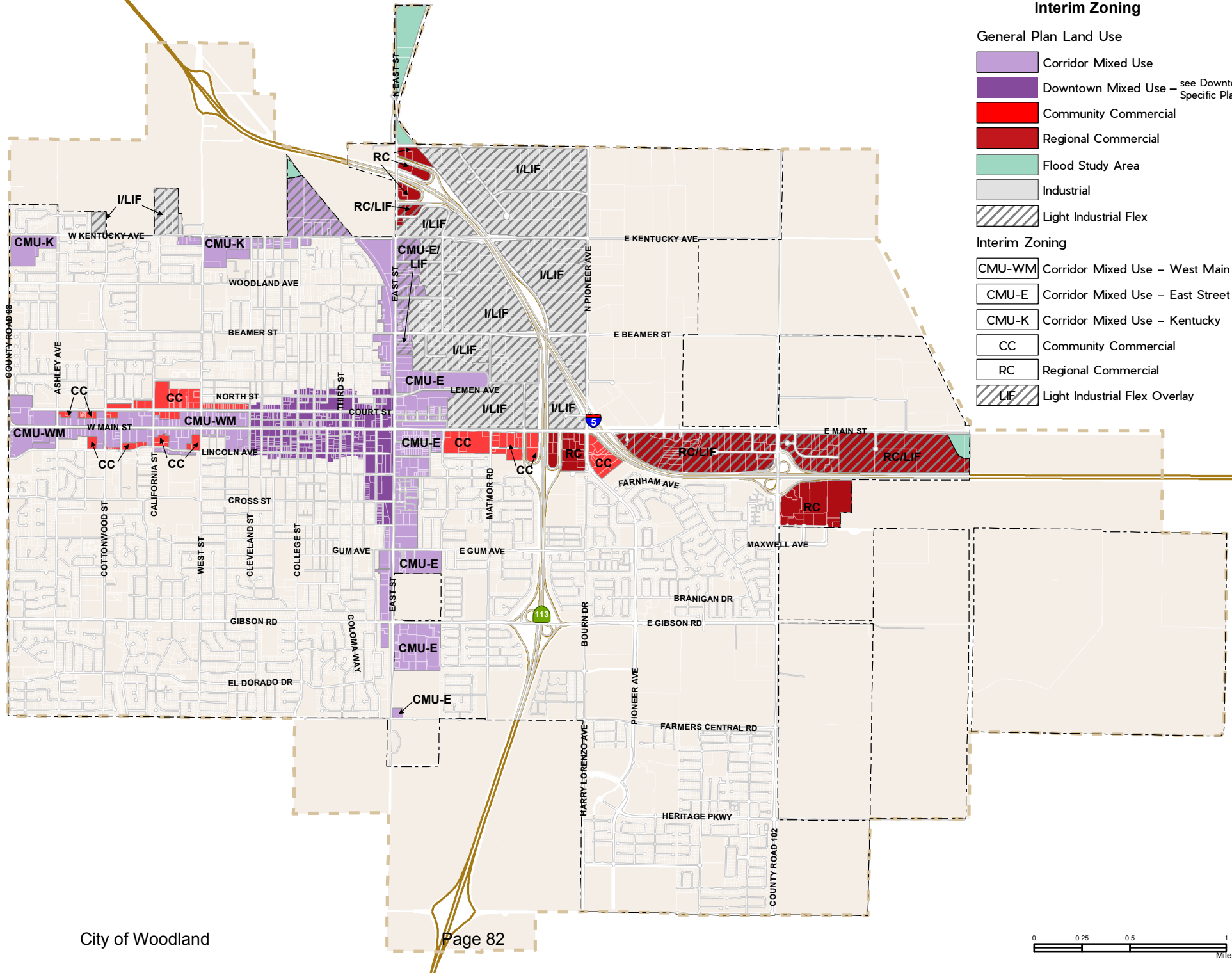
General Plan Land Use and Interim Zoning

General Plan Land Use

-  Corridor Mixed Use
-  Downtown Mixed Use – see Downtown Specific Plan
-  Community Commercial
-  Regional Commercial
-  Flood Study Area
-  Industrial
-  Light Industrial Flex

Interim Zoning

-  CMU-WM Corridor Mixed Use – West Main
-  CMU-E Corridor Mixed Use – East Street
-  CMU-K Corridor Mixed Use – Kentucky
-  CC Community Commercial
-  RC Regional Commercial
-  LIF Light Industrial Flex Overlay





TO: MEMBERS OF THE PLANNING COMMISSION
DATE: April 5, 2018
ITEM #: 2.
SUBJECT: Consideration of a General Plan Amendment to Correct Errors in the Recently Adopted 2035 General Plan Land Use Map

Recommendation for Action:

Staff recommends that the Planning Commission:

1. Receive a Report concerning the proposed General Plan Amendment;
2. Conduct a public hearing;
3. Find that this General Plan Amendment is adequately addressed in the program General Plan EIR certified on May 16, 2017 by Resolution No. 6835; and
4. Adopt Resolution No. PC 18-____, recommending to the City Council approval of the proposed General Plan Amendment.

Staff Contact:

Cindy A. Norris, Principal Planner, (530) 661-5911, cindy.norris@cityofwoodland.org

Fiscal Impact:

The cost of drafting and processing this Resolution, including noticing, have been absorbed by the existing General Fund budget. No additional costs are anticipated.

Report in Brief:

This report presents the proposed General Plan Amendment to the Woodland General Plan Land Use Map adopted on May 16, 2017. The proposed amendment includes five changes to the General Plan Land Use Map to correct errors in the General Plan Land Use Map. The proposed changes include:

- (1) Change the land use designation for the property at 420 Grand Avenue from Medium Density Residential (8.1 to 19.9 units per acre) to Corridor Mixed Use, which allows a mix of use types including high density residential (20.0 to 40.0 units/acre) and commercial uses, in order to reflect the existing land use and zoning (APN 006-023-001); and
- (2) Change the land use designation for the properties at 25-31, 49, 59, 77 and 95 W. Lincoln Avenue from Public/Quasi Public to Corridor Mixed Use, which allows a mix of use types including high density residential (20.0 to 40.0 units/acre) and commercial uses, to reflect existing land uses and zoning (APNs 065-250-043, 065-250-020, 065-250-021, 065-250-046, 065-250-030); and
- (3) Change the land use designation for the properties at 802, and 850 W Lincoln Avenue and 403 Ashley Avenue from Community Commercial to Corridor Mixed Use, which allows a mix of use types including high density residential (20.0 to 40.0 units/acre) and commercial uses, to reflect existing land uses and zoning (APNs 065-340-026 and 065-010-032); and
- (4) Change the land use designation for the property at 217 W. Kentucky Avenue from Low Density

Residential (1.0 to 8.0 units/acre) to Industrial with the Light Industrial Flex Overlay, to reflect existing site improvements (APN 027-065-037); and

(5) Change the land use designation for the properties along East Harter Avenue and East Kentucky Avenue from Regional Commercial to Regional Commercial with Light Industrial Flex and Corridor Mixed Use with Light Industrial Flex Overlay to Industrial with the Light Industrial Flex Overlay, to reflect existing land uses and development (APNs 027-420-028, 027-420-015, 027-420-021, 027-420-019, and 027-420-010, 027-420-030, 027-420-031, 027-420-032, 027-420-004, 027-420-025, 027-420-003, 027-420-002); and

(6) Change the land use designation for the properties at the North West corner of Lincoln Avenue and Cleveland Street, 430–460 Cleveland Street and 177-181 Lincoln Avenue, from Low Density Residential (1-8 units/acre) to Corridor Mixed use, to reflect previous zoning (APN 006-025-018, 006-025-019, 006-025-011, 006-025-016); and

(7) Change the land use designation for Fire Station No 1 at 101 Court Street from Community Commercial to Public /Quasi-Public, (APN 055-554-013); and

(8) Change the land use designation for Fire Station No 2, at 1619 West Street from Low Density Residential to Public/Quasi-Public (APN 039-101-012).

Background:

Since the May 16, 2017 adoption of the General Plan Update, staff has discovered or it has been brought to their attention several locations where the updated General Plan Map does not represent the existing land uses or site improvements that exist on the property or the existing zoning. These are locations where it makes sense to correct the Land Use Map. The current and proposed land use designations are illustrated in Attachment B which are Map Exhibits. The subject properties and existing uses, previous General Plan and Zoning designations, and proposed General Plan Land Use designations for each are summarized in the table in Attachment B. The List of affected properties and Assessors Parcel Numbers are provided in Attachment C.

Discussion:

Each of the locations is discussed separately below:

1. 420 Grand Avenue. The subject property is a 9,130 sq. ft. parcel located on west side of Grand Avenue on the south side of Memorial Lane. The property was previously occupied by a carpet company and is now listed for sale. The property was designated as Medium Density Residential in the 2002 General Plan; however, it is developed with a commercial building and commercial uses exist to the north and west. The existing zoning is C-2 General Commercial as are the properties to the east, north and west. The properties to the south are currently zoned Multiple Family with a Transition Overlay, which allows for commercial uses.

Site/Adjacent Land Uses & Current Zoning:

Location	Existing Development	Existing Zoning	2035 General Plan	Suggested Amendment
Subject Site	Commercial	General Commercial (C-2)	Medium Density Residential	Corridor Mixed Use
North	Commercial and Multi-family	General Commercial (C-2)	Corridor Mixed Use (CMU)	
South	Multiple Family	Multiple Family (R-	Medium Density	

		M) and Transition Lots (T)	Residential	
East	Vacant parcel	General Commercial (C-2)	Corridor Mixed Use	
West	Vacant parcel	General Commercial (C-2)	Corridor Mixed Use	

The updated General Plan designates the site as Medium Density Residential (8.1 to 19.9 units/acre). The recommended action is to amend the General Plan Land Use Map to change the designation for the subject property from Medium Density Residential (8.1 to 19.9 units/acre) to Corridor Mixed Use, consistent with the existing site development and the properties to the east, north and west.

2. 25-31, 49, 59, 77, and 95 W. Lincoln. These five parcels are located on the south side of W. Lincoln Avenue. Two of the parcels, 25-31 and 59 W. Lincoln Avenue, are developed with senior apartment: Stella Senior Apartments (24 units, with a senior citizen agreement with the City that expires 1/29/19) and Colonial Terrace Senior Apartments (47 units), respectively. There is a fourplex at 49 W. Lincoln Avenue. The Yolo County Public Agency Risk Management Insurance Authority (YCPARMIA) is located at 77 W. Kentucky and an AAA office is on the southeast corner of California and W. Kentucky at 95 W. Kentucky. The properties were designated as Public Service in the former General Plan, but at one time were designated as Medium Density Multi-Family. The AAA Office was approved with a conditional use permit in 1978. All five parcels are currently zoned R-M Multiple Family Residential.

Sites/Adjacent Land Uses & Current Zoning:

Location	Existing Development	Existing Zoning	2035 General Plan	Suggested Amendment
Subject Site	Multi-Family, Quasi-Public, Office	Multiple Family (R-M)	Public / Quasi-Public	Corridor Mixed Use
North	Commercial	General Commercial (C-2)	Corridor Mixed Use (CMU)	
South	Catholic School/Public Middle School	Single Family Residential (R-1)	Public / Quasi-Public	
East	(West Street) Single family	Neighborhood Preservation	Low Density Residential (LD)	
West	Multiple family development	Multiple Family (R-M)	Medium Density Residential	

The updated General Plan designates all five properties as Public/Quasi-Public. The proposed action is to amend the General Plan Land Use Map to change the designation from Public/Quasi-Public to Corridor Mixed Use (20-40 dwelling units/acre), consistent with existing land uses.

The re-designation is an improvement. The complex at 25-31 W. Lincoln Avenue would become a legal conforming use and would be within the allowed density range at 36 dwelling units/acre. The project has a senior citizen agreement with the City that expires 1/29/19 and received a density bonus at the time of approval. The four-plex at 49 West Lincoln would also become a legal, conforming use.

As the Corridor Mixed Use designation in the updated General Plan allows for medical and professional offices it would allow for the YCPARMIA and AAA offices, at 77 and 95 West Lincoln to be legal, conforming uses. The apartment complex at 59 West Lincoln would be somewhat improved with the re-designation since it would now be a legal use, but it is densely developed at 58 dwelling units per acre and would not conform to the density range. It

would, however, become a grandfathered use (i.e., legal at the time of approval).

3. 802-850 Lincoln Ave and 440 Ashley Avenue. The subject property is an existing Senior Housing project located north of Lincoln Avenue and west of Ashley Avenue. The property on Lincoln Avenue is owned by Senior Housing Associates and the property on Ashley Avenue is owned by Lincoln Gardens II. The properties were previously designated as General Commercial in the prior General Plan, which allowed public/quasi-public uses, and had a Residential Multi-Family zoning designation. The land use was changed to Community Commercial in the 2035 General Plan, however this designation does not provide for multiple family uses. The density of the existing development 29 du/ac. Both the High Density Residential and Corridor Mixed use zones allow multi-family densities from 20-40 du/ac. Staff recommends applying a Corridor Mixed Use designation consistent with the surrounding properties.

Site/Adjacent Land Uses & Current Zoning:

Location	Existing Development	Existing Zoning	2035 General Plan	Suggested Amendment
Subject Site	Multi-Family, Senior Housing	Multiple Family (R-M)	Community Commercial	Corridor Mixed Use
North	Commercial Center	General Commercial (C-2)	Corridor Mixed Use (CMU)	
South	Single Family	Single Family Residential (R-1/PD)	Low Density Residential (LD)	
East	Multiple Family	Multiple Family (R-M)	Low Density Residential (LD)	
West	Commercial Center	General Commercial (C-2)	Corridor Mixed Use (CMU)	

4. 217 W. Kentucky. The subject five (5.37) acre property is located at the northwest corner of Kentucky Avenue and Cottonwood Street. The property was, at one time, occupied by Blickle Canvas and Gregory Farms and more recently by an irrigation company. The irrigation company, however, has moved down the street and the property is currently for sale.

The property was mistakenly labeled as single family residential in the newly adopted General Plan. The proposed action is to amend the General Plan Land Use Map to change the General Plan designation for the subject property from Low Density Residential (1.0 to 8.0 units/acre) to Industrial with a Light Industrial Overlay. About a quarter of the site at the northern end is shown as Farmland of Local Potential on the General Plan Farmland Map. The Farmland designation refers to land that contains prime or statewide soils that are not presently irrigated or cultivated. The property is not included in the City's Housing Element as a potential housing site.

Approximately one-quarter of the site is developed with an office/warehouse building, parking, and a fenced storage area adjacent to the east side of the building. There is a block and wood fence on the west side separating the property from adjacent single-family residential back yards. There is landscaping around part of the building, along the street frontage in front of the building, and along the west side where the developed parking area abuts existing residential. There are no improvements or landscaping on the northern three quarters of the property, which appears to have been used for agricultural. The property is currently accessed from Kentucky Avenue and can be developed with access off Cottonwood Street. The site is currently served by city services including water, sewer, and electrical.

Site/Adjacent Land Uses & Zoning:

Location	Existing Development	Existing Zoning	2035 General Plan	Suggested Amendment
Subject Site	Office/ Vacant Ag-Industrial	Industrial (I)	Low Density Residential (LD)	Industrial/ Light Industrial Flex Overlay
North	Agriculture (County)	Agricultural (County)	Industrial/ Light Industrial Flex Overlay	
South	Multi-family and single family	Single Family Residential (R-1/PD)	Medium Density and Low Density Residential (MD and LD)	
East	Industrial	Heavy Industrial (County)	Industrial/ Light Industrial Flex Overlay	
West	Single Family Residential, greenbelt, park	Single Family Residential (R-1)	Low Density Residential (LD)	

As indicated in the table above, single-family homes abut the property on the west side and multiple family housing is to the south across Kentucky Avenue, industrial uses exist to the east and agricultural uses to the north. This is a property that could go either way in terms of industrial or residential development.

Staff is recommending that the property be designated industrial for a number of reasons. First, the site has historically been developed with industrial and agricultural and is currently developed with an industrial building. Second, the site abuts a County designated Heavy Industrial property to the east. Lastly, with the Planned Development Zoning and the performance standards proposed in the Interim Zoning Ordinance provides the City a means to regulate the development of the property and mitigate potential impacts on the neighboring residential areas. Development of any proposed outdoor uses would require a conditional use permit adjacent to residential. If the property were to be developed with residential, the new residential would abut a heavy industrial designated property in the County where the City does not have regulatory powers. There is only a driveway access separating the two properties.

5. *East Street, Harter Avenue and East Kentucky.* The subject 12 parcels are located east of East Street, north of East Kentucky Avenue and south of I-5 on ramp.

Site/Adjacent Land Uses & Current Zoning:

Location	Existing Development	Existing Zoning	2035 General Plan	Suggested Amendment
Subject Site	Mix of multi-tenant buildings, Industrial, Vacant, Commercial	Commercial Highway (CH), Commercial Service (C-3) and Industrial (I)	Regional Commercial and Corridor Mixed Use with Light Industrial Overlay	Regional Commercial with Light Industrial Flex Overlay and Industrial/ Light Industrial Flex Overlay
North	Hotel, Retail uses	Commercial Highway (CH)	Regional Commercial	
South	Existing multi-tenant and Industrial Uses	Industrial (I)	Corridor Mixed Use with Light Industrial	

			Overlay and Industrial with Light Industrial Flex Overlay	
East	Industrial	Industrial (I)	Industrial/ Light Industrial Flex Overlay	
West	Industrial, Vacant	Industrial (County) Industrial (I) (City)	Corridor Mixed Use and Industrial with Light Industrial Flex Overlay	

Area on the north side of Harter Avenue and one parcel south of Harter Avenue on the east side of East Street.

The area to the north of Harter Avenue has an existing structure and a 2.76 vacant parcel. The parcel on East Street South of Harter, is vacant. The two parcels located north of Harter Avenue and one parcel located south of Harter on East Street were designated Service Commercial and Highway Commercial in the 2002 General Plan. The 2035 General Plan update resulted in a Regional Commercial Designation being applied to all three. Staff recommends that the Regional Commercial designation remain but that the Light Industrial Flex Overlay be applied in recognition that they both commercial and light industrial uses are appropriate in this location.

Area south of Harter Avenue and on the North side of Kentucky Avenue and east of East Street.

The properties located at 460, 1230 and 1250 Harter Avenue were previously owned by Panattoni, and Oates and Massi. A Conditional Use Permit was approved in 1983 and subsequently amended in 1984 to allow a Mixed Use Office/retail/Industrial development in the Industrial Zone. The Conditional Use Permit entitlement runs with the land and will remain regardless of the land use change. These parcels were designated as Corridor Mixed Use with a Light Industrial Flex Overlay in the 2035 General Plan. Staff is recommending that these parcels be designated as Industrial with Light Industrial Flex Overlay.

The remaining four parcels front on to East Kentucky Avenue and have a mix of Industrial uses and development. The parcels were designated as Industrial in the 2002 General Plan and Corridor Mixed Use/Light Industrial Flex in the 2035 General Plan update. Staff is recommending that these parcels, with the exception of the parcel at the northeast corner of East Street and Kentucky Avenue, be designated Industrial with Light Industrial Flex Overlay to more accurately reflect current and likely uses.

6. 430-460 Cleveland Street and 177-181 Lincoln Avenue. The subject parcels are located on the Northeast corner of Lincoln Avenue and Cleveland Street and are developed with existing single family homes, one or more of which may have been converted to office at one time. The area surrounding the parcel has a mix of uses, and is designated in the 2035 General Plan as Corridor Mixed use to the West, Downtown Specific Plan Area C to the East and Residential Low Density to the South. The area south is within the Neighborhood Preservation Zoning District. It appears that this parcel was originally designated as General Commercial in the 2002 General Plan and as such, it is recommended that the designation be changed from Low Density Residential to Corridor Mixed Use.

Site/Adjacent Land Uses & Current Zoning:

Location	Existing Development	Existing Zoning	2035 General Plan	Suggested Amendment
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Subject Site	Single Family	General Commercial (C-2)	Low Density	Corridor Mixed Use
North	Mixed commercial, office	General Commercial (C-2)	Corridor Mixed Use	
South	Non-conforming multi-family and single family	Neighborhood Preservation	Low Density Residential	
East	Mix of commercial, office	Downtown Specific Plan Area C	Downtown Mixed Use	
West	Commercial Center and Single family	General Commercial (C-2)	Corridor Mixed Use	

7. 101 Court Street – Fire Station No. 1. The subject site is located on the northeast corner of Grant Avenue and Court Street and is developed with the City of Woodland Fire Station No. 1. The area surrounding and including this property is designated as Community Commercial in the 2035 General Plan. However, the General Plan has included a land use designation of Public /Quasi Public (PQ). This designation provides for public and quasi-public facilities and including fire and police stations, libraries, government offices and wastewater treatment. Therefore, the correct designation for Fire Station No. 1 is Public/Quasi-Public.

Site/Adjacent Land Uses & Current Zoning:

Location	Existing Development	Existing Zoning	2035 General Plan	Suggested Amendment
Subject Site	Fire Station No. 1	General Commercial (C-2)	Community Commercial	Public/Quasi-Public (PQ)
North	Single Family	Single Family (R-1)	Low Density	
South	Commercial (Purity Plaza)	General Commercial (C-2)	Corridor Mixed Use	
East	Mix of single family, offices	General Commercial (C-2)	Community Commercial	
West	Mix of single family and offices	General Commercial (C-2)	Community Commercial	

8. 1619 West Street – Fire Station No. 2. The subject site is located on the northeast corner of West Street and El Dorado Drive and is developed with the City of Woodland Fire Station No. 2. The area surrounding and including this property is designated Low Density Residential in the 2035 General Plan. However, the General Plan has included a land use designation of Public /Quasi Public (PQ). This designation provides for public and quasi-public facilities and including fire and police stations, libraries, government offices and wastewater treatment. Therefore, the correct designation for Fire Station No. 2 is Public/Quasi-Public.

Site/Adjacent Land Uses & Current Zoning:

Location	Existing Development	Existing Zoning	2035 General Plan	Suggested Amendment
Subject Site	Fire Station No. 2	Single Family (R-1)	Low Density	Public/Quasi-Public (PQ)
North	Single Family	Single Family	Low Density	

		(R-1)		
South	Single Family	Single Family (R-1)	Low Density	
East	Single Family	Single Family (R-1)	Low Density	
West	Church, Single family	Single Family (R-1)	Low Density	

Environmental Determination:

The proposed amendments recognize existing zoning designation and site conditions and will not result in any significant changes to the character or use of properties in the City and is not a project with the potential for causing a significant effect on the environment requiring California Environmental Quality Act (CEQA) analysis. The proposed amendment is statutorily exempt from the requirements of CEQA pursuant regulation 15061(b)(3), the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment and is categorically exempt. Further, the Environmental Impact Report (EIR) for the 2035 General Plan Update, certified on May 16, 2017 by Resolution No. 6835, was reviewed and it was found that the EIR adequately addresses the potential impacts of the proposed amendment.

Findings:

Staff recommends the following findings:

- The proposed General Plan amendment is internally consistent with the rest of the General Plan.
- The proposed Amendment does not otherwise change the goals or programs of the General Plan.
- The future development of the subject sites can be more appropriately guided by the Amendment to the General Plan as outlined below and would not be detrimental to the public health, safety, or welfare.
- The General Plan Amendment has been considered during a duly noticed public hearing held on April 5, 2018 to receive and consider public testimony regarding the General Plan Amendment and has been processed in accordance with the applicable provisions of the California Government Code.

Public Noticing:

The Public Hearing Notice for the Planning Commission hearing was mailed to the subject property owners and to property owners located with 300-feet of the subject properties and placed in a newspaper of general circulation, The Daily Democrat, on March 26, 2018.

Conclusion:

Staff recommends approval of the General Plan Amendment to correct technical errors in the recently approved 2035 General Plan Land Use Map. The corrections are recommended in order to more accurately reflect the existing and expected long-term use and development on the subject parcels. If the proposed General Plan land use amendments are approved, corresponding changes will be included on the interim zoning map.

Recommendation/Motion:

Staff recommends that the Planning Commission make an affirmative motion as follows:

Motion: Move that the Planning Commission:

1. Find that this General Plan Amendment is adequately addressed in

the program General Plan EIR certified on May 16, 2017 by Resolution No. 6835; and

2. Adopt Resolution No. PC 18-____, recommending to the City Council approval of the proposed General Plan Amendment.

Prepared By: Cindy A. Norris, Principal Planner

ATTACHMENTS:

Description	Upload Date	Type
ATT A - Planning Commission Resolution	3/27/2018	Resolution
ATT B - Map Amendment Exhibits (Attachment 1 to the PC Resolution)	3/27/2018	Map
ATT C - Subject Properties and Existing Uses	3/27/2018	Backup Material
ATT D - Property Owners and APNs	3/27/2018	Backup Material

**PLANNING COMMISSION
RESOLUTION NO. PC 18-___**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND
RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT TO CORRECT
MINOR ERRORS IN THE WOODLAND GENERAL PLAN UPDATE 2035 LAND USE MAP**

WHEREAS, on May 16, 2017, the City Council of the City of Woodland also approved Resolution No. 6835 certifying the Woodland General Plan EIR; and

WHEREAS, on May 16, 2017, the City Council of the City of Woodland approved Resolution No. 6836 adopting the Woodland General Plan Update 2035; and

WHEREAS, in the process of implementing the Woodland General Plan Update 2035, staff discovered or have been made aware of several locations where the updated General Plan Map does not represent the existing land uses or site improvements that exist on the property or the existing zoning; and

WHEREAS, on April 5, 2018, the Planning Commission of the City of Woodland considered the proposed General Plan Amendment during a duly noticed public hearing during which all persons desiring to be heard on this issue were provided with an opportunity to do so.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland does find as follows:

Section 1. That the above recitals are true and correct.

Section 2. Project Locations and General Plan Land Use Map Proposed Amendments (As shown on Attachment 1). The proposed changes to the General Plan Land Use Map, and applicable changes to the General Plan designation for the following properties were reviewed by the Planning Commission and together constitute a single amendment to the City of Woodland General Plan:

- (1) Change the land use designation for the property at 420 Grand Avenue from Medium Density Residential (8.1 to 19.9 units per acre) to Corridor Mixed Use, which allows a mix of use types including high density residential (20.0 to 40.0 units/acre) and commercial uses, in order to reflect the existing land use and development (APN 006-023-001); and
- (2) Change the land use designation for the properties at 25-31, 49, 59, 77 and 95 W. Lincoln Avenue from Public/Quasi Public to Corridor Mixed Use, which allows a mix of use types including high density residential (20.0 to 40.0 units/acre) and commercial uses, to reflect existing land uses and development (APNs 065-250-043, 065-250-020, 065-250-021, 065-250-046, 065-250-030); and
- (3) Change the land use designation for the properties at 802, and 850 W Lincoln Avenue and 403 Ashley Avenue from Community Commercial to Corridor Mixed Use, which allows a mix of use types including high density residential (20.0 to 40.0 units/acre) and commercial uses, to reflect existing land uses and development (APNs 065-340-026 and 065-010-032); and

- (4) Change the land use designation for the property at 217 W. Kentucky Avenue from Low Density Residential (1.0 to 8.0 units/acre) to Industrial with the Light Industrial Flex Overlay, to reflect existing site improvements (APN 027-065-037); and
- (5) Change the land use designation for the properties along East Harter Avenue and East Kentucky Avenue from Regional Commercial to Regional Commercial Light Industrial Flex Overlay and Corridor Mixed Use with Light Industrial Flex Overlay to Industrial with the Light Industrial Flex Overlay, to reflect existing land uses and development (APNs 027-420-028, 027-420-015, 027-420-021, 027-420-019, and 027-420-010, 027-420-030, 027-420-031, 027-420-032, 027-420-004, 027-420-025, 027-420-003, 027-420-002, 027-420-017); and
- (6) Change the land use designation for the properties at the North West corner of Lincoln Avenue and Cleveland Street, 430–460 Cleveland Street and 177-181 Lincoln Avenue, from Low Density Residential (1-8 units/acre) to Corridor Mixed use, to reflect previous zoning (APN 006-025-018, 006-025-019, 006-025-011, 006-025-016); and
- (7) Change the land use designation for Fire Station No 1 at 101 Court Street from Community Commercial to Public /Quasi-Public, (APN 055-554-013); and
- (8) Change the land use designation for Fire Station No 2, at 1619 West Street from Low Density Residential to Public/Quasi-Public (APN 039-101-012).

Section 3. Findings.

- a. The proposed General Plan Amendment is internally consistent with the rest of the General Plan.
- b. The proposed Amendment does not otherwise change the goals or programs of the General Plan.
- c. The future development of the subject sites can be more appropriately guided by the Amendment to the General Plan and would not be detrimental to the public health, safety, or welfare.
- d. The General Plan Amendment has been considered during a duly noticed public hearing held on April 5, 2018 to receive and consider public testimony regarding the General Plan Amendment and will continue to be processed in accordance with the applicable provisions of the California Government Code.

Section 4. Environmental Clearance.

- a. The Woodland General Plan Update 2035 Environmental Impact Report was certified by the City Council on May 16, 2017.
- b. The proposed Amendment recognizes, and will be consistent with, the existing zoning designations and site conditions of the properties and will not result in any significant changes to the character or use of properties in the City. The Amendment is not a project with the potential for causing a significant effect on the environment requiring California Environmental Quality Act (CEQA) analysis. The proposed Amendment is statutorily exempt from the requirements of CEQA pursuant to CEQA Regulation 15061(b)(3), and the activity is covered by the general rule that CEQA applies only to projects that have the potential for

causing a significant effect on the environment. Thus, the Amendment is categorically exempt. Further, the Environmental Impact Report (EIR) for the 2035 General Plan Update, certified on May 16, 2017 by Resolution No. 6835, adequately addresses the potential impacts of the proposed Amendment.

NOW, THEREFORE, the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby, make the above findings, determinations, and recommendations with respect to the proposed General Plan Amendment and recommends to the City Council approval of the proposed Amendment to the General Plan Land Use Map of the Woodland General Plan Update 2035 as outlined above in Section 2.

PASSED AND ADOPTED by the Planning Commission this 5th day of April 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

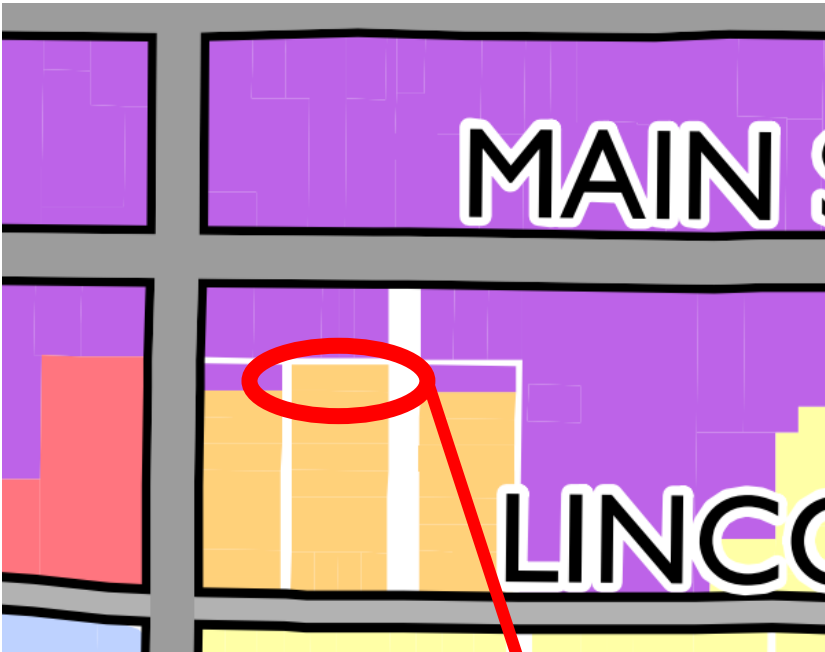
Marco Lizzaraga, Chairperson

ATTEST:

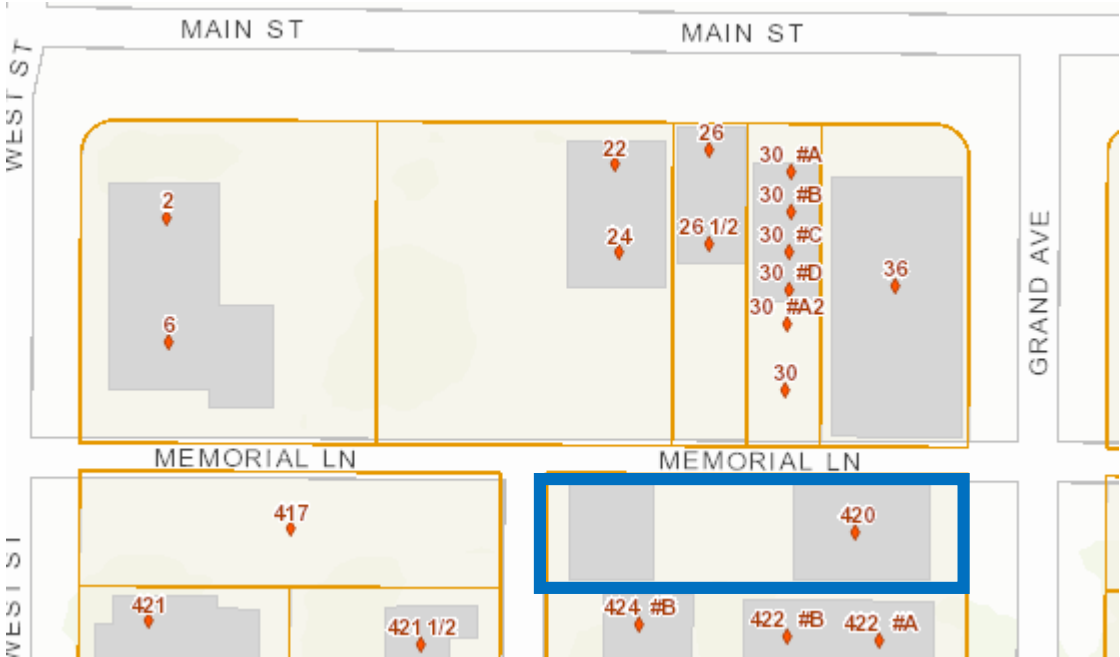
Stephen Coyle, Deputy Director Community Development

Attachment 1: Map Amendment Exhibits

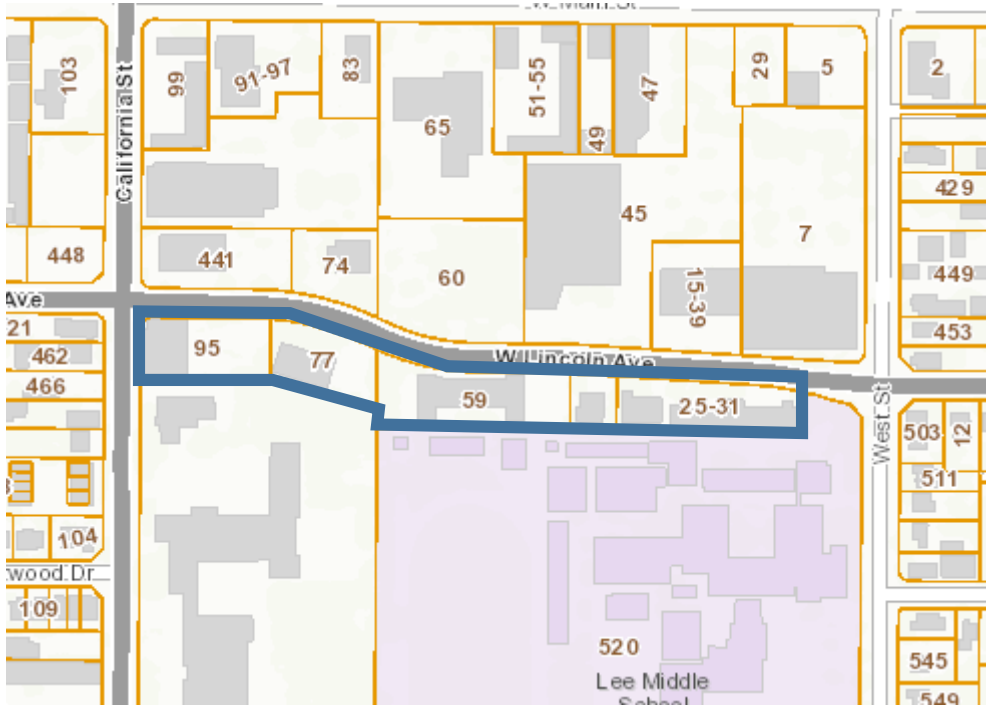
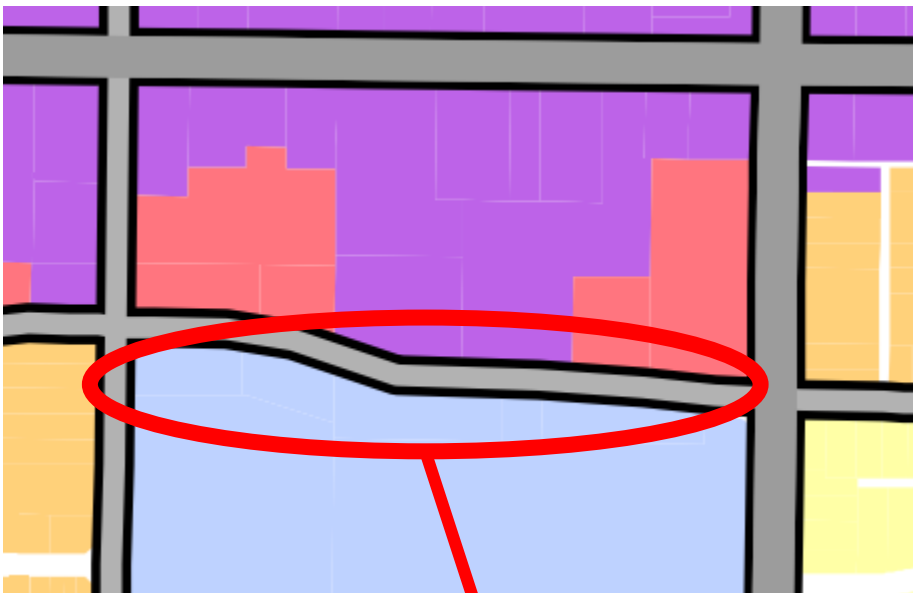
No.1 - 420 Grand Avenue



Recommended change from Medium Density Residential (MD) to Corridor Mixed Use – West Main (CMU-WM)

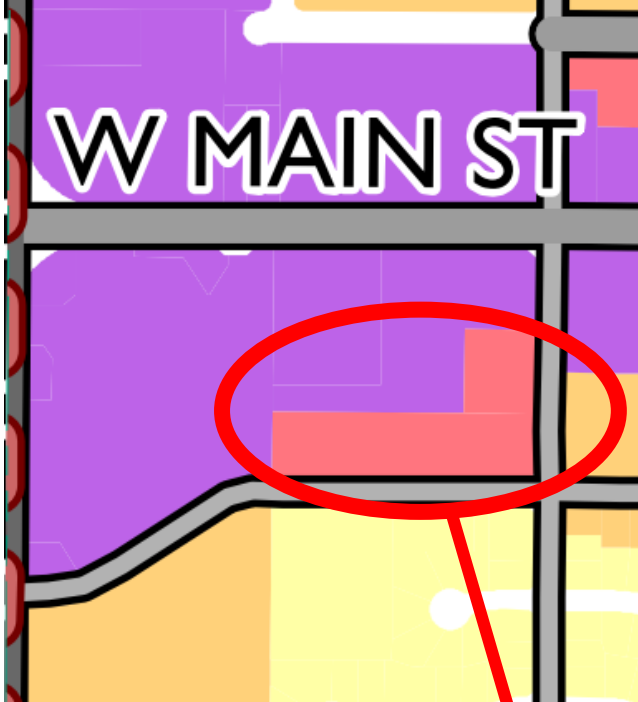


No 2. - 25- 95 West Lincoln Avenue

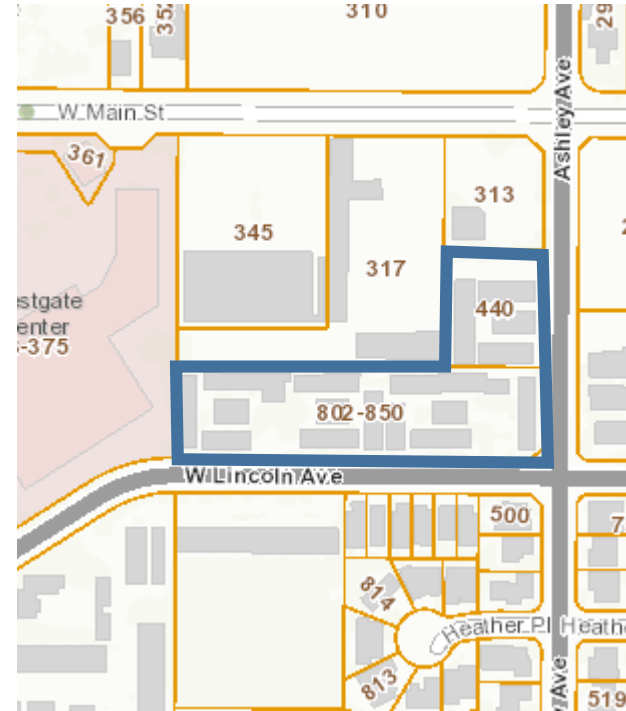


Recommended change from Public/ Quasi-Public (P/QP) to
Corridor Mixed Use – West Main (CMU-WM)

No. 3 - 802-850 West Lincoln and 440 Ashley Avenue



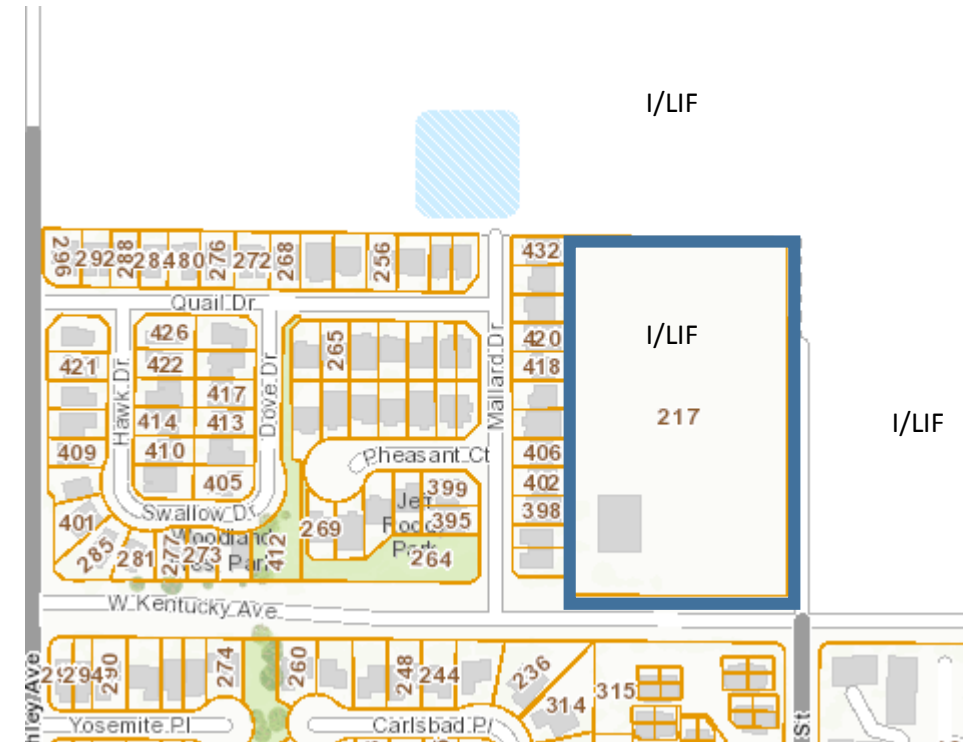
Recommended change from Community
Commercial (CC) to
Corridor Mixed Use – West Main (CMU-WM)



No 4. - 217 West Kentucky Avenue

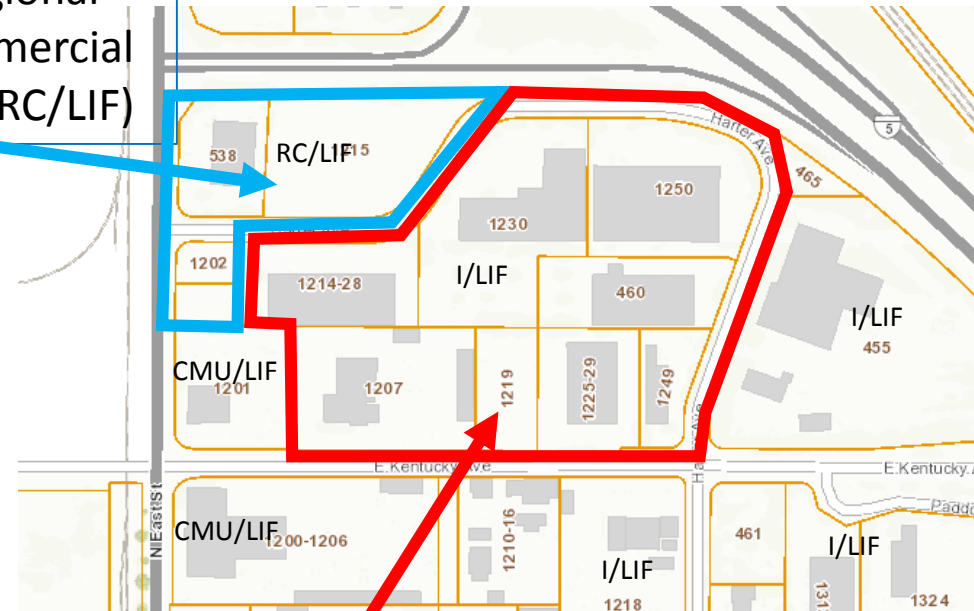
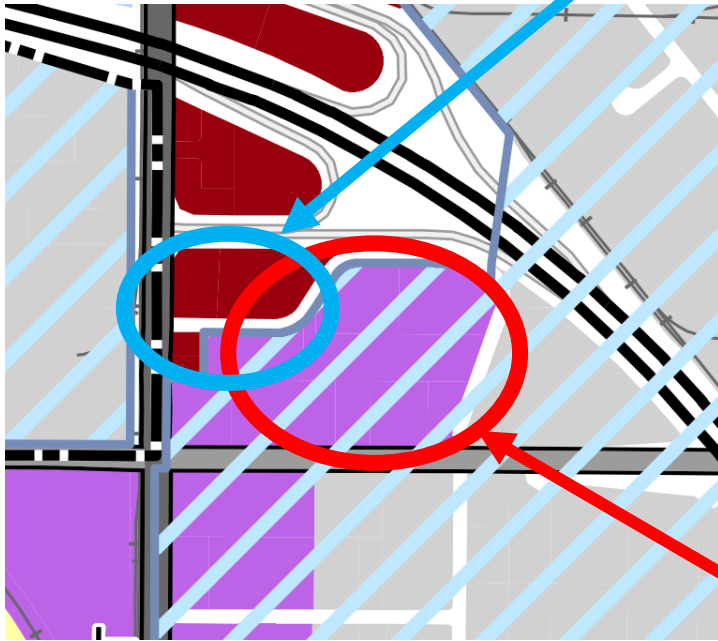


Recommended change from Low Density Residential (LD) to Industrial with Light Industrial Flex (I/LIF)



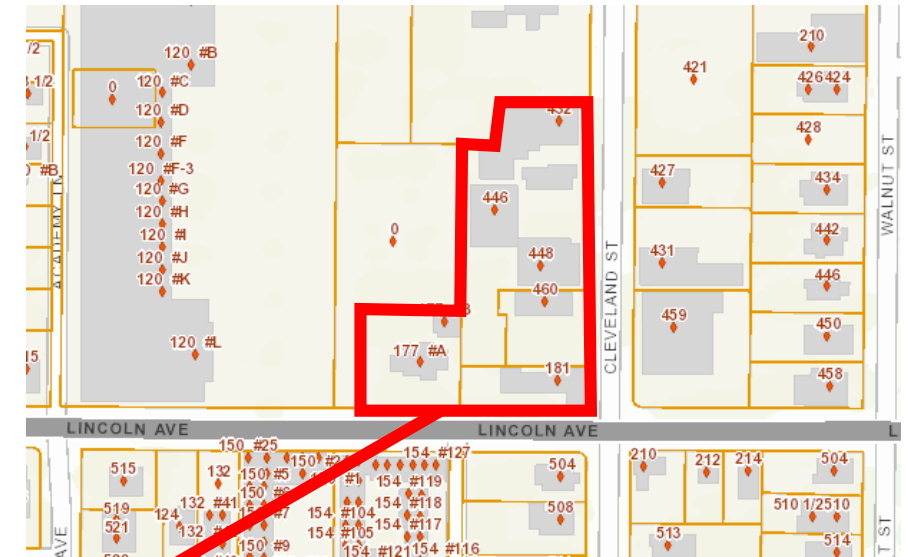
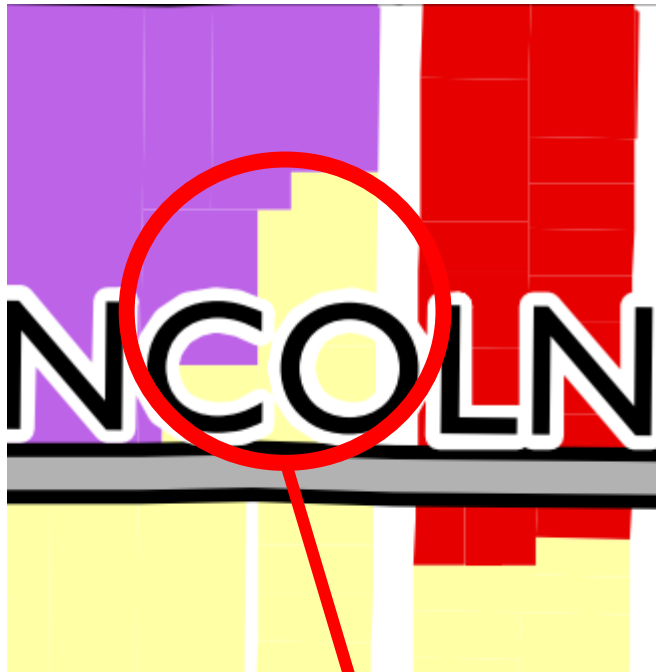
No 5 - East Street, Harter Avenue, and East Kentucky

Recommended change from Regional Commercial (RC) to Regional Commercial with Light Industrial Flex Overlay (RC/LIF)



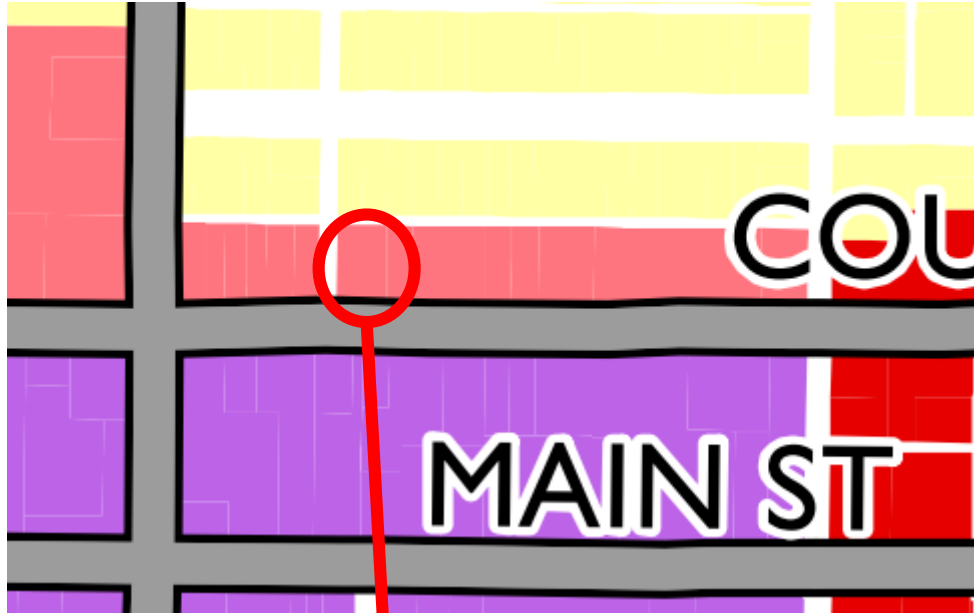
Recommended change from Corridor Mixed Use with Light Industrial Flex Overlay (CMU/LIF) to Industrial with Light Industrial Flex Overlay (I/LIF)

No. 6 - Northeast Corner of Lincoln Ave and Cleveland Street

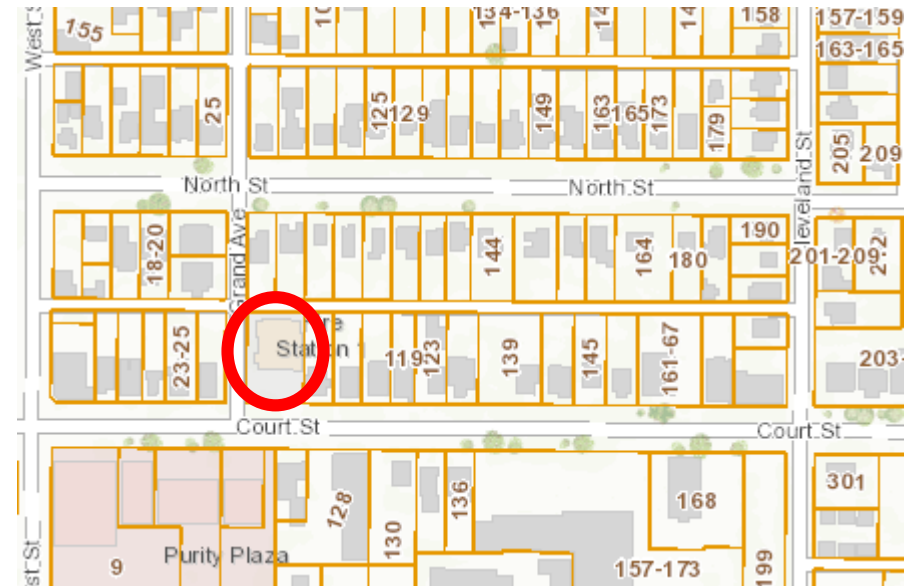


Recommended change from Low Density Residential (LD) to Corridor Mixed Use (CMU)

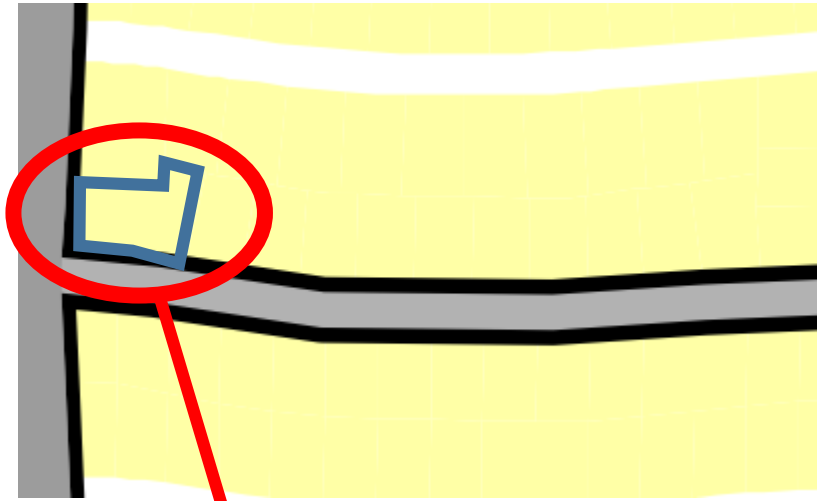
No. 7- 101 Court Street, Fire Station No 1



Recommended change from Community
Commercial (CC) to
Public/Quasi-Public (PQ)



No. 8 - 1619 West Street – Fire Station No 2



Recommended change from Low Density
Residential (LD) to
Public/Quasi-Public (P/QP)



Attachment C

ADDRESS	2002 GENERAL PLAN	EXISTING ZONING	2035 GENERAL PLAN	PROPOSED GENERAL PLAN AMENDMENT	EXISTING LAND USE/IMPROVEMENTS
1. 420 Grand Avenue					
420 Grand Avenue	Med. Density Residential	General Commercial	Medium Density Residential	Corridor Mixed Use-West Main	Commercial/Office
2. 25 – 95 W. Lincoln Avenue					
25-31 W. Lincoln Ave	Public/Quasi-Public	Multiple Family	Public/Quasi-Public	Corridor Mixed Use-West Main	Stella Senior Apartments at a density of 36 du/ac
49 W. Lincoln	Public/Quasi-Public	Multiple Family	Public/Quasi-Public	Corridor Mixed Use- West Main	Four-plex
59 W. Lincoln	Public/Quasi-Public	Multiple Family	Public/Quasi-Public	Corridor Mixed Use- West Main	Colonia Terrace Senior Apartments at 58 du/ac
77 W. Lincoln	Public/Quasi-Public	Multiple Family	Public/Quasi-Public	Corridor Mixed Use- West Main	Yolo Co. PARMIA Office
95 W. Lincoln	Public/Quasi-Public	Multiple Family	Public/Quasi-Public	Corridor Mixed Use- West Main	AAA Office
3. 802-850 Lincoln Ave and 440 Ashley Avenue					
802-850 W. Lincoln Ave	General Commercial	Multiple Family	Community Commercial	Corridor Mixed Use-West Main	Senior Apartments – Lincoln Gardens I
440 Ashley Avenue	General Commercial	Multiple Family	Community Commercial	Corridor Mixed Use – West Main	Senior Apartments Lincoln Gardens II
4. 217 W. Kentucky					
217 W. Kentucky	Low Density Residential	Industrial-Planned Development	Industrial	Industrial-Planned Development	Industrial building and vacant agricultural use-Irrigation Supply Co
5. Harter Avenue, East Street and E. Kentucky Avenue					
538 East, 1215 Harter 1202 East 0 East	Commercial Service and Highway Commercial	Service Commercial and Highway Commercial	Regional Commercial	Regional Commercial with Light Industrial Flex	Industrial/Commercial Building; Vacant land-Agriform Parts
1214-1228 Harter 1230 Harter 1250 Harter 460 Harter 1207 E. Kentucky 1219 E. Kentucky 1225-1229 E. Kentucky 1249 E. Kentucky	Industrial	Industrial	Corridor Mixed Use with Light Industrial Flex	Industrial with Light Industrial Flex	Mix of multi-tenant, light industrial buildings and yards such as: Stabler Appliance Platt Electric Precision Canning Equipment J Garcia Staffing Sina Bakery Farmer Bros Co Z Specialty North Coast Energy Lyle's Marine Monley Hamlin Inc Woodland Draper Manuf Wilkinsons International Valley Hydraulics and Machine
6. Northeast Corner of Lincoln Avenue and Cleveland Street					
430-460 Cleveland 177-181 Lincoln	General Commercial	General Commercial C-2	Low Density Residential	Corridor Mixed Use-West Main	
7. 101 Court Street – Fire Station No 1					
101 Court Street	General Commercial	General Commercial C-2	Community Commercial	Public / Quasi Public	Fire Station No. 1
8. 1619 West Street – Fire Station No					
1619 West Street	Low Density Residential	Single Family (R-1)	Low Density Residential	Public / Quasi Public	Fire Station No. 2

Attachment D
List of Affected Properties and Assessors Parcel Numbers

Property Location	APNs	Owners
Amendment #1		
420 Grand Avenue	006-023-001	Paula & Carla Ramstad & Ramstad Rev Liv Trust
Amendment #2		
25-31 W. Lincoln Avenue	065-250-043	LD Enterprises LLC
49 W. Lincoln Avenue	065-250-020	Keys Trust
59 W. Lincoln Avenue	065-250-021	WYDA Park Investors & Colonial Terrace Senior Apts
77 Lincoln Avenue	065-250-046	County of Yolo
78 Lincoln Avenue	065-250-030	Foster Neal
Amendment #3		
802 -850 Lincoln Avenue	065-340-026	Senior Housing Associates, IV, LP
440 Ashley Avenue	065-010-032	Lincoln Gardens II
Amendment #4		
217 W. Kentucky Avenue	027-065-037	Jerrold & Maryann Bickle
Amendment #5		
538 N East Street	027-420-028	Ochoa Susan Trust
1215 Harter Avenue	027-420-015	Barajas Federico ETAL (vacant)
1202 Harter Avenue	027-420-021	Sran Bikramujit Singh (vacant)
0 N. East	027-420-019	Sran Bikramjit Singh
1214-1228 Harter Avenue	027-420-010	Janine Eaton Investments LP
1230 Harter Avenue	027-420-030	Ethan Conrad
1250 Harter Avenue	027-420-031	Ethan Conrad
460 Harter Avenue	027-420-032	460 Harter Avenue LLC
1249 E. Kentucky Avenue	027-420-004	Dahl Trust
1225-1229 E. Kentucky Avenue	027-420-025	Currie Family Rev Trust
1219 E Kentucky Avenue	027-420-003	Thomson Trust ETAL
1207 E. Kentucky Avenue	027-420-002	Thomson Trust
Amendment #6		
430-446 Cleveland Street	006-025-018	St Johns United Church of Christ
460 Cleveland Street	006-025-019	St Johns United Church of Christ
181 Lincoln Avenue	006-025-011	Stefan Cheng
177 Lincoln Avenue	006-025-016	Towse Rev Trust
Amendment #7		
101 Court Street	005-554-013	City of Woodland
Amendment #8		
1619 West Street	039-101-012	City of Woodland