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## ARTICLE 2

### Zoning Districts & Allowable Land Uses

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## **CHAPTER 18.20 - DEVELOPMENT AND LAND USE APPROVAL REQUIREMENTS**

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### **Sections:**

- 18.20.010 - Purpose
- 18.20.020 - General Requirements for Development and New Land Uses
- 18.20.030 - Allowable Land Uses and Planning Permit Requirements
- 18.20.040 - Exemptions from Planning Permit Requirements
- 18.20.050 - Temporary Uses

### **18.20.010 - Purpose**

This Chapter describes the City's requirements for the approval of proposed development and new land uses. The permit requirements established by this Development Code for specific land uses are in Chapters 18.21 through 18.26.

### **18.20.020 - General Requirements for Development and New Land Uses**

Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements.

- A. **Allowable use.** The land use shall be allowable by this Development Code in the zoning district applied to the site. The basis for determining whether a use is allowable is described in Section 18.20.030 (Allowable Land Uses and Planning Permit Requirements).
- B. **Permit and approval requirements.** Any planning permit or other approval required by Section 18.20.030 (Allowable Land Uses and Planning Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 18.20.040 (Exemptions from Planning Permit Requirements).
- C. **Development standards, conditions of approval.** Each land use and structure shall comply with the development standards of this Chapter, applicable standards and requirements in Articles 3 (Site Planning and Project Design Standards), 4 (Standards for Specific Land Uses), 5 (Resource Management), and 6 (Site Development Regulations), and any applicable conditions imposed by a previously granted planning permit.
- D. **Legal parcel.** The site of a proposed development or new land use shall be a parcel that was legally created in compliance with the Subdivision Map Act and Article 8 (Subdivision Regulations and Procedures).

**18.20.030 - Allowable Land Uses and Planning Permit Requirements**

A. **Allowable land uses.** The uses of land allowed by this Development Code in each zoning district are listed in: Chapters 18.21, Table 2-1; 18.22, Table 2-6; 18.24, Table 2-10; and 18.26, Table 2-14; together with the type of planning permit required for each use. Each land use listed in the tables is defined in Article 10 (Glossary).

1. **Establishment of an allowable use.**

- a. Any one or more land uses identified by Tables 2-1, 2-6, 2-10, and 2-14 as being allowable within a specific zoning district may be established on any parcel within that zoning district, subject to the planning permit requirements of Subsection B, and compliance with all applicable requirements of this Development Code.
- b. Where a single parcel is proposed for development with two or more of the land uses listed in the tables at the same time, the overall project shall be subject to the highest permit level required by Subsection B. for any individual use. For example, a new building proposed in the CN zoning district with a bank on the ground floor and a doctor's office on the second floor would require Use Permit (UP) approval because Table 2-6 requires Use Permit approval for "banks and financial services," even though a "Medical Services - Doctor Office" is listed in the CN zone as a permitted use, requiring only a Zoning Clearance.

2. **Use not listed.**

- a. A land use that is not listed in Tables 2-1, 2-6, 2-10, or 2-14, and is determined by the Director to not be included in Article 10 (Glossary) under the definition of a listed land use, is not allowed within the City, except as provided in Subsection A.3, or Section 18.20.040 (Exemptions from Planning Permit Requirements).
- b. A land use that is not listed in the tables within a particular zoning district is not allowed within that zoning district, except as otherwise provided in Subsection A.3, or Section 18.20.040.

3. **Similar and compatible use may be allowed.** The Director may determine that a proposed use not listed in this Article is allowable as follows:

- a. **Required findings.** The Director may determine that a proposed use is similar to and compatible with a listed use and may be allowed, only after first making all of the following findings with the determination:
  - i.) The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the district;
  - ii.) The use will be consistent with the purposes of the applicable zoning district;
  - iii.) The use will be consistent with the Inland General Plan and any applicable specific plan;
  - iv.) The use will be compatible with the other uses allowed in the district; and
  - v.) The use is not listed as allowable in another zoning district.

A determination that a use qualifies as a similar and compatible use, and the findings supporting the determination, shall be in writing.

- b. **Applicable standards and permit requirements.** When the Director determines that a proposed, but unlisted, use is similar and compatible to a listed use, the proposed use will be treated in the same

manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Development Code apply.

- c. **Referral for determination.** The Director may refer the question of whether a proposed use qualifies as a similar and compatible use directly to the Commission for a determination at a public meeting.
- d. **Appeal.** A determination of similar and compatible use may be appealed in compliance with Chapter 18.92 (Appeals).

B. **Permit requirements.** Tables 2-1, 2-6, 2-10, and 2-14 within Chapters 18.21 through 18.26 provide for land uses that are:

- 1. Permitted subject to compliance with all applicable provisions of this Development Code, subject to first obtaining a Zoning Clearance (Section 18.71.020). These are shown as "P" uses in the tables;
- 2. Allowed subject to the approval of a Minor Use Permit (Section 18.71.060), and shown as "MUP" uses in the tables;
- 3. Allowed subject to the approval of a Use Permit (Section 18.71.060), and shown as "UP" uses in the tables;
- 4. Allowed subject to the type of City approval required by a specific provision of Chapter 18.42 (Standards for Specific Land Uses), as noted in the "Specific Use Regulations" column of Table 2-1 of Chapter 18.21 of this LUDC which references the required regulation sections of 18.42; and
- 5. Not allowed in particular zoning districts, and shown as "-" in the tables.

**Note:** ~~a~~A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require Design Review approval (Section 18.71.050), a Building Permit, and/or other permit(s) required by the Municipal Code.

### 18.20.040 - Exemptions from Planning Permit Requirements

The planning permit requirements of this Development Code do not apply to the land uses, structures, and activities identified by this Section. These are allowed in all zoning districts subject to compliance with this Section.

A. **General requirements for exemption.** The land uses, structures, and activities identified by Subsection B. below are exempt from the planning permit requirements of this Development Code only when:

- 1. The use, activity or structure is established and operated in compliance with the setback requirements, height limits, and all other applicable standards of this Article (Zoning Districts and Allowable Land Uses), and Articles 3 (Site Planning and Project Design Standards), 4 (Standards for Specific Land Uses), 5 (Resource Management), 6 (Site Development Regulations) and, where applicable, Chapter 18.90 (Nonconforming Uses, Structures, and Parcels); and
- 2. Any permit or approval required by regulations other than this Development Code is obtained (for example, a Building Permit).

- B. **Exempt activities and land uses.** The following are exempt from the planning permit requirements of this Development Code when in compliance with Subsection A. above.
1. **Decks, paths and driveways.** Decks, platforms, on-site paths, and driveways that are not required to have a Building Permit or Grading Permit.
  2. **Fences and walls.** See Section 18.30.050 (Fences and Walls).
  3. **Interior remodeling.** Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.
  4. **Repairs and maintenance.**
    - a. **Single-family dwellings.** Ordinary repairs to, and maintenance of, single-family dwellings.
    - b. **Multi-family and non-residential structures.** Ordinary repairs to, and maintenance of multi-family residential and non-residential structures, if:
      - i.) The work does not change the approved land use of the site or structure, or add to, enlarge or expand the land use and/or structure; and
      - ii.) Any exterior repairs employ the same materials and design as the original construction.
  5. **Small, portable residential accessory structures.** A single portable structure per lot or unit, including pre-manufactured storage sheds or other small structures in residential zoning districts, that are exempt from Building Permit requirements in compliance with the Municipal Code and the Uniform Building Code. Additional structures may be approved in compliance with Section 18.42.160 (Residential Accessory Uses and Structures), where allowed by the applicable zoning district.
  6. **Solar collectors.** The addition of solar collectors to the roof or side of a building, provided that the collectors comply with applicable height limit requirements; and ground-mounted solar collectors that comply with the setback requirements and height limitations of the applicable zoning district and are not visible from off the site.
  7. **Spas, hot tubs, and fish ponds.** Portable spas, hot tubs, and constructed fish ponds, and similar equipment and structures that do not: exceed 120 square feet in total area including related equipment; contain more than 2,000 gallons of water; or exceed three feet in depth.
  8. **Utilities.** The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zoning district. These include: water; gas; electric; supply or disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and structures. Satellite and wireless communications antennas are not exempt, and are instead subject to Chapter 18.44 (Telecommunications Facilities).

### 18.20.050 - Temporary Uses

Requirements for establishing a temporary use (for example, a construction yard, seasonal sales lot, special event, temporary office trailer, etc.) are in Section 18.71.030 (Limited Term Permit).

## CHAPTER 18.21 - RESIDENTIAL ZONING DISTRICTS

### Sections:

- 18.21.010 - Purpose
- 18.21.020 - Purposes of the Residential Zoning Districts
- 18.21.030 - Residential District Allowable Land Uses and Permit Requirements
- 18.21.040 - Residential District Subdivision Standards
- 18.21.050 - Residential District Site Planning and Building Standards
- 18.21.060 - Commercial Uses in Residential Zoning Districts

### 18.21.010 - Purpose

This Chapter lists the land uses that may be allowed within the Residential zoning districts established by Section 18.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

### 18.21.020 - Purposes of the Residential Zoning Districts

The purposes of the individual residential zoning districts and the manner in which they are applied are as follows.

- A. **RR (Rural Residential) zoning district.** The RR zoning district is applied to areas on the northern fringes of the City that are appropriate for single-family dwellings in a semi-rural environment that can also accommodate lower intensity agricultural land uses. The maximum allowable residential density within the RR district ranges from one dwelling unit per five acres to one dwelling unit per acre, with the maximum density allowed on specific property being identified on the Zoning Map by means of a numerical suffix to the RR zoning district symbol (see Section 18.21.040 - Residential District Subdivision Standards). The RR zoning district implements and is consistent with the RR land use designations of the Inland General Plan.
- B. **RS (Suburban Residential) zoning district.** The RS zoning district is applied to areas of the City that are appropriate for single-family dwellings, but where infrastructure limitations and/or environmental constraints limit the ability for development to achieve urban densities. The maximum allowable residential density within the RS district ranges from one to three dwelling units per acre, with the maximum density allowed on specific property being identified on the Zoning Map by means of a numerical suffix to the RS zoning district symbol (see Section 18.21.040 - Residential District Subdivision Standards). The RS zoning district implements and is consistent with the RS land use designation of the Inland General Plan.
- C. **RL (Low Density Residential) zoning district.** The RL zoning district is applied to areas of the City that are appropriate for neighborhoods of single-family dwellings on standard urban lots, surrounding the more densely developed core of the City. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels, or as small, pedestrian-oriented neighborhood centers. The maximum allowable residential density within the RL district ranges from three to six dwelling units per acre; the maximum floor area ratio (FAR) for non-residential uses is 0.40. The RL zoning district implements and is consistent with the RL land use designation of the Inland General Plan.
- D. **RM (Medium Density Residential) zoning district.** The RM zoning district is applied to areas of the City that are appropriate for neighborhoods with a variety of housing types located in proximity to parks, schools, and public services. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located

individual parcels, or as small, pedestrian-oriented neighborhood centers. The maximum allowable residential density within the RM district ranges from six to 12 dwelling units per acre; the maximum floor area ratio (FAR) for non-residential uses is 0.40. The RM zoning district implements and is consistent with the RM land use designation of the Inland General Plan.

- E. **RH (High Density Residential) zoning district.** The RH zoning district is applied to areas of the City that are appropriate for a variety of higher density housing types, primarily on larger parcels where innovative site design can provide the desired mixture of housing types, aesthetic and functional open space areas, and other features that enhance the development and neighborhood. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels, or clusters of retail establishments. The maximum allowable residential density within the RH district ranges from 10 to 15 dwelling units per acre; the maximum floor area ratio (FAR) for non-residential uses is 0.40. The RH zoning district implements and is consistent with the RH land use designation of the Inland General Plan.
- F. **RVH (Very High Density Residential) zoning district.** The RVH zoning district is applied to areas of the City that are appropriate for high density multi-family housing near commercial areas and public services. This zone also allows limited, neighborhood serving commercial uses on small, appropriately located individual parcels or clusters of retail establishments. The maximum allowable residential density within the RVH district ranges from 12 to 24 dwelling units per acre; the maximum floor area ratio (FAR) for non-residential uses is 0.40. The RVH zoning district implements and is consistent with the RVH land use designation of the Inland General Plan.

**18.21.030 - Residential District Allowable Land Uses and Permit Requirements**

- A. **General permit requirements.** Table 2-1 identifies the uses of land allowed by this Development Code in each residential zoning district, and the planning permit required to establish each use, in compliance with Section 18.20.030 (Allowable Land Uses and Planning Permit Requirements).
- B. **Requirements for certain specific land uses.** Where the last column in Table 2-1 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RR	RS	RL	RM	RH	RVH	
<b>TABLE 2-1</b> <b>Allowed Land Uses and Permit Requirements for Residential Zoning Districts</b>							
P	Permitted Use, Zoning Clearance required						
MUP	Minor Use Permit required (see Section 18.71.060)						
UP	Use Permit required (see Section 18.71.060)						
S	Permit requirement set by Specific Use Regulations						
—	Use not allowed						
<b>AGRICULTURAL, RESOURCE &amp; OPEN SPACE USES</b>							
Agricultural accessory structure	P	P	—	—	—	—	18.42.030
Animal keeping	S	S	S	S	S	S	18.42.040
Crop production, horticulture, orchard, vineyard	P	P	P	P	P	P	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>							
Equestrian facility	UP	—	—	—	—	—	
<del>Golf course</del>	<del>UP</del>	<del>—</del>	<del>—</del>	<del>—</del>	<del>—</del>	<del>—</del>	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	P	
Private residential recreation facility	<del>UP</del>	<del>UP</del>	MUP	MUP	MUP	MUP	
School <del>Private</del>	UP	UP	UP	UP	UP	UP	
<del>School Public</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	

**Comment [SP1]:** Golf courses are included under the "Sports and Active Recreation Facility" use type

**Comment [SP2]:** Recommend that school uses be combined under one use type.

**Key to Zoning District Symbols**

RR	Rural Residential	RM	Medium Density Residential
RS	Suburban Residential	RH	High Density Residential
RL	Low Density Residential	RVH	Very High Density Residential

Notes:

(1) See Article 10 for land use definitions.

<b>TABLE 2-1</b> Allowed Land Uses and Permit Requirements for Residential Zoning Districts	P	Permitted Use, Zoning Clearance required					
	MUP	Minor Use Permit required (see Section 18.71.060)					
	UP	Use Permit required (see Section 18.71.060)					
	S	Permit requirement set by Specific Use Regulations					
	—	Use not allowed					
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY DISTRICT</b>						<b>Specific Use Regulations</b>
	RR	RS	RL	RM	RH	RVH	

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**RESIDENTIAL USES**

Condominium conversion - 3 units maximum per parcel	-	-	-	P	-UP	-UP	
Home occupation	P	P	P	P	P	P	18.42.080
Mobile home park	UP	UP	UP	UP	UP	UP	18.42.110
<del>Mobile/manufactured home</del>	P	P	P	P	P	P	18.42.110
Multi-family housing, <del>2 or 3</del> units	-	-	-	P	P	P	18.42.120
Multi-family housing, 4 or more units	-	-	-	UP	UP	P	18.42.120
Co-Housing, 4 or more units	-	-	-	UP	UP	P	18.42.120
Organizational <del>Housing</del> Care Facility (sorority, monastery, residential care, care for the elderly, etc.) of more than 3,000 SF or three units.	-	-	-	UP	UP	UP	<del>18.42.120</del> 18.42.125
Residential accessory use or structure	P	P	P	P	P	P	18.42.160
<del>Residential Care Facility</del>							18.42.125
<del>Residential care facility for the elderly (RCFE)</del>	-	-	-	UP	UP	UP	18.42.125
<del>Rooming or boarding, 5 or more persons</del>	-	-	-	MUP	MUP	MUP	
<del>Second units/duplex (2)</del>	P	P	P	P	P	P	18.42.170
<del>Single-family dwelling Unit</del>	P	P	P	P	P	P	

**Comment [MJ3]:** Mobile homes are allowed only in mobile home parks. Manufactured homes are allowed in all use districts. See section 18.42.110

**Comment [MJ4]:** Consistent with state law which considers a duplex an attached second unit, not multi-family housing.

**Comment [MJ5]:** We will create a new standard for this use, because the multi-family standards are not relevant to this use type.

**Comment [MJ6]:** Staff will develop a standard for this use type.

**Comment [MJ7]:** It is not legal to regulate by a definition of "family". Does not comply with ADA. This use would either be included in Single Dwelling Unit residential or in Organizational house/care facility, depending on its size.

**Comment [MJ8]:** State law requires that an attached second unit be treated the same as a detached second unit.

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**Comment [SP9]:** Use relocated under "Services" heading

**RETAIL TRADE & GENERAL SERVICES**

Accessory retail and services	-	-	-	P	P	P	18.42.020
Artisan shop	-	-	-	UP	-UP	-UP	
Neighborhood market	-	-	UP	UP	UP	UP	18.21.060
Restaurant, cafe, coffee shop	-	-	UP	UP	UP	UP	18.21.060
<del>Vacation Rental</del>	-	-	-	-	-	-	

**Key to Zoning District Symbols**

RR	Rural Residential	RM	Medium Density Residential
RS	Suburban Residential	RH	High Density Residential
RL	Low Density Residential	RVH	Very High Density Residential

Notes:

- (1) See Article 10 for land use definitions.
- (2) See government code 65852.1, 65852.150 and 65852.2 for additional information.

<b>TABLE 2-1</b> <b>Allowed Land Uses and Permit Requirements</b> <b>for Residential Zoning Districts</b>	<b>P</b> Permitted Use, Zoning Clearance required <b>MUP</b> Minor Use Permit required (see Section 18.71.060) <b>UP</b> Use Permit required (see Section 18.71.060) <b>S</b> Permit requirement set by Specific Use Regulations <b>—</b> Use not allowed													
	<table border="1"> <tr> <th colspan="7">PERMIT REQUIRED BY DISTRICT</th> <th rowspan="2">Specific Use Regulations</th> </tr> <tr> <th>RR</th> <th>RS</th> <th>RL</th> <th>RM</th> <th>RH</th> <th>RVH</th> </tr> </table>	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations	RR	RS	RL	RM	RH
PERMIT REQUIRED BY DISTRICT							Specific Use Regulations							
RR	RS	RL	RM	RH	RVH									

**SERVICES - BUSINESS & PROFESSIONAL (2)**

Medical services - Clinic, lab, urgent care	—	—	—	UP	UP	UP	
Medical services - Doctor office	—	—	—	<del>UP</del>	<del>UP</del>	P	18.21.060
Medical services - Extended care	—	—	—	UP	UP	UP	
Medical services - Hospital	—	—	—	UP	UP	UP	
Office - Accessory	P	P	P	P	P	P	
Office - Professional or administrative	—	—	—	—	—	UP	18.21.060

**SERVICES**

<del>Adult day care, adult - 6 or fewer clients</del>	<del>—MUP</del>	<del>—MUP</del>	<del>—MUP</del>	<del>—MUP</del>	<del>—MUP</del>	<del>—MUP</del>	
<del>Adult day care, adult - 7 or more clients</del>	—	—	—	<del>UP</del>	<del>UP</del>	<del>UP</del>	
Child day care, child - Small family day care home	P	P	P	P	P	P	
Child day care, child - Large family day care home	MUP	MUP	MUP	MUP	MUP	MUP	18.42.060
Child day care - Day care center	—	—	—	MUP	MUP	MUP	18.42.060
<del>Lodging - Bed and breakfast inn (B&amp;B)</del>	<del>—</del>	<del>—</del>	<del>UP(2)</del>	<del>—</del>	<del>—</del>	<del>—</del>	<del>18.42.060</del>
<del>Lodging - Vacation Homes/Vacation rental</del>	<del>—</del>	<del>—</del>	<del>—</del>	<del>—</del>	<del>—</del>	<del>—</del>	
Mortuary, funeral home (not including cremation)	—	—	—	—	—	UP	
Personal services	—	—	UP	UP	UP	UP	18.21.060
Public safety facilities	UP	UP	UP	UP	UP	UP	

**TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE**

Pipelines, transmission lines	S	S	S	S	S	S	18.42.145
Utility facility	UP	UP	UP	UP	UP	UP	
Roof mounted solar and wind for on-site use	P	P	P	P	P	P	
Utility infrastructure	P	P	P	P	P	P	

**Key to Zoning District Symbols**

<b>RR</b>	Rural Residential	<b>RM</b>	Medium Density Residential
<b>RS</b>	Suburban Residential	<b>RH</b>	High Density Residential
<b>RL</b>	Low Density Residential	<b>RVH</b>	Very High Density Residential

Notes:

(1) See Article 10 for land use definitions.

~~(2) In the RL zone, these are limited to those existing on the effective date of this Development Code. See Chapter 18.90 (Nonconforming Uses, Structures, and Parcels).~~

~~(2) A doctor's office or professional or administrative office may be approved in a residential zoning district only on a site that is adjacent to or separated only by a street or alley from a commercial or industrial zoning district.~~

**Comment [SP10]:** Phrasing changed to match definitions

**Comment [SP11]:** Use removed, as only existing nonconforming uses are permitted (see removal of Note 2 at bottom of page)

**Comment [SP12]:** Since this allows no new bed and breakfast uses, the use is unnecessary in the table. Existing uses are covered under ILUDC Section 18.90 – Nonconforming uses

**Comment [SP13]:** This is an existing policy, formerly Section 18.21.060(C), and is relocated so that it is more easily referenced for the uses it regulates

**18.21.040 - Residential District Subdivision Standards**

- A. Each subdivision shall comply with the minimum parcel size requirements shown in Table 2-2 for the applicable zoning district.
- B. The minimum parcel size requirements for a specific subdivision are determined by the Review Authority as part of subdivision approval. The Review Authority may require one or more parcels within a specific subdivision to be larger than the minimums required by this table based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- C. A condominium or other common interest project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review, provided that the overall development site complies with the minimum parcel size, and the total number of any dwellings complies with the maximum density for the applicable zone.

**TABLE 2-2 - MINIMUM PARCEL SIZE STANDARDS**

Zoning District	Minimum Parcel Size			
	Minimum Area (1)	Minimum Width	Minimum Depth	Maximum Depth
RR-1 through RR-5	As shown by the numerical suffix to the RR symbol on the Zoning Map, with the number in the suffix indicating the minimum lot area in acres.	200 ft, or more as determined by the Review Authority for a parcel larger than 3 acres;  100 ft for a parcel smaller than 3 acres.	200 ft	N.A.
RS	40,000 sf	100 ft	200 ft	N.A.
RS-15	15,000 sf	100 ft	100 ft	N.A.
RL	6,000 sf, but no more than 6 parcels per net acre.	50 ft	100 ft	3 times width
RM	6,000 sf, but no more than 12 parcels per net acre.	50 ft	75 ft	3 times width
RH	Determined by the Review Authority during the subdivision process, consistent with the General Plan.			
RVH	Determined by the Review Authority during the subdivision process, consistent with the General Plan.			

Notes:

(1) Minimum parcel areas shall be considered net acreage as defined in Section 18.100.020(N).

**18.21.050 - Residential District Site Planning and Building Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-4 and 2-5, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3.

**TABLE 2-4 - RR, RS, AND RL DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District			
	RR Rural Residential	RS Suburban Residential	RL Low Density Residential	
Density	<i>Maximum number of dwelling units allowed on a single parcel.</i>			
	1 dwelling unit per parcel, plus one second unit where allowed by 18.42.170.			
Setbacks	<i>Minimum setbacks required. See Section 18.30.100 for exceptions, reductions, and encroachments. See Chapter 18.42 for setback requirements applicable to a specific land use.</i>			
	Front	25 ft		
	Side - Interior (each)	20 ft	10 ft	5 ft
	Side - Street side	Same as front setback		10 ft
	Rear	20 ft		10 ft
	Garage	5 ft back from street-facing façade of primary structure		
	Accessory structures	See 18.42.030 (Agricultural Accessory Structures) and 18.42.160 (Residential Accessory Uses and Structures)		
Site coverage	<i>Maximum percentage of the total lot area that may be covered by <del>structures and pavement</del> impervious surfaces.</i>			
	Maximum coverage	10,000 sf	25%	40%
	Additional coverage	The maximum coverage above may be increased by 10% with Minor Use Permit approval, with the review and approval of a drainage plan by the <del>City Engineer</del> Director of Public Works.		
Floor area ratio (FAR)	<i>Maximum floor area ratio for non-residential structures. FAR does not apply to residential structures.</i>			
	Maximum FAR	N.A.		0.40
Height limit	<i>Maximum allowable height of structures. See Section 18.30.060 for height measurement requirements, and height limit exceptions.</i>			
	Maximum height	28 ft		
Fencing	See Section 18.30.050 (Fences, Walls, and Screening)			
Landscaping	See Chapter 18.34 (Landscaping Standards)			
Parking	See Chapter 18.36 (Parking and Loading)			
Signs	See Chapter 18.38 (Signs)			

**TABLE 2-5 - RM, RH, AND RVH DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District		
	RM Medium Density Residential	RH High Density Residential	RVH Very High Density Residential
<b>Density</b>	<i>Minimum and maximum number of dwelling units allowed on a single parcel.</i>		
Minimum and max.	6 to 12 units per acre	10 to 15 units per acre (1)	12 to 24 units per acre (1)
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 18.30.100 for exceptions, reductions, and encroachments. See Chapter 18.42 for setback requirements applicable to a specific land use.</i>		
Front	20 ft, but no closer than 25 ft to a City street		
Side - Interior (each)	5 ft	5 ft; except 10 ft for single-story and 20 ft for multi-story buildings of 3 or more units on a site abutting an RS or RL zone.	
Side - Street side	10 ft		
Rear	10 ft	10 ft	20 ft abutting an RS or RL zone, 10 ft elsewhere.
Garage	5 ft back from street-facing façade of primary structure		
Accessory structures	See 18.42.030 (Agricultural Accessory Structures) and 18.42.160 (Residential Accessory Uses and Structures).		
<b>Site coverage</b>	<i>Maximum percentage of the total lot area that may be covered by <del>structures and pavement</del> impervious surfaces.</i>		
Maximum coverage	50%	75%	N.A. 90%
Additional coverage	An additional 10% of lot area may be covered with Minor Use Permit approval, with the review and approval of a drainage plan by the <del>City Engineer</del> Director of Public Works.	An additional 10% of lot area may be covered with Minor Use Permit approval, with the review and approval of a drainage plan by the <del>City Engineer</del> Director of Public Works.	
<b>Floor area ratio (FAR)</b>	<i>Maximum floor area ratio for non-residential structures. FAR does not apply to residential structures.</i>		
Maximum FAR	0.40		
<b>Height limit</b>	<i>Maximum allowable height of structures. See Section 18.30.060 for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft	35 ft	45 ft
<b>Fencing</b>	See Section 18.30.050 (Fences, Walls, and Screening)		
<b>Landscaping</b>	See Chapter 18.34 (Landscaping Standards)		
<b>Parking</b>	See Chapter 18.36 (Parking and Loading)		
<b>Signs</b>	See Chapter 18.38 (Signs)		

**Comment [MJ14]:** "N.A." is not a standard. 90% coverage is realistic given open space requirements for multi-family projects.

Notes:

(1) A proposed residential project shall not be proposed at less than the minimum density provided for the applicable zoning district.

**18.21.060 - Commercial Uses in Residential Zoning Districts**

- A. **Applicability.** The standards in this Section apply to agricultural, resource, and open space uses, retail trade, and business and professional service uses identified by Section 18.21.020, Table 2-1, as allowable within a residential zoning district and subject to the requirements of this Section.
- B. **Retail uses.** A neighborhood market, restaurant, café, or coffee shop shall comply with the following standards:
  - 1. **Site planning.** Each proposed site shall be planned to provide pedestrian orientation and the buffering of on-site non-residential activities from adjacent residential development. No parking shall be located between buildings and a public street.
  - 2. **Limitation on floor area.** No individual use shall exceed a total floor area of 10,000 square feet.
  - 3. **Hours of operation.** A commercial use that is subject to this Section shall be open for business only during the hours from 7:00 a.m. to 8:00 p.m., unless other hours are specifically authorized by the Use Permit approval for the project.
- C. ~~**Business and professional services.** A doctor's office, or professional or administrative office may be approved in a residential zoning district only on a site that is adjacent to, or separated only by a street or alley from, a commercial or industrial zoning district.~~

**Comment [SP15]:** Relocated as a note on the land use tables, and in the standards for specific land uses (18.42.055)

## CHAPTER 18.22 - COMMERCIAL ZONING DISTRICTS

### Sections:

- 18.22.010 - Purpose
- 18.22.020 - Purposes of Commercial Zoning Districts
- 18.22.030 - Commercial District Land Uses and Permit Requirements
- 18.22.040 - Commercial District Subdivision Standards
- 18.22.050 - Commercial District Site Planning and Building Standards
- 18.22.060 - CBD Frontage and Facade Standards
- 18.22.070 - Commercial Design Guidelines

### 18.22.010 - Purpose

This Chapter lists the land uses that may be allowed within the commercial zoning districts established by Section 18.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

### 18.22.020 - Purposes of Commercial Zoning Districts

The purposes of the individual commercial zoning districts and the manner in which they are applied are as follows.

- A. **CN (Neighborhood Commercial) zoning district.** The CN zoning district is applied to areas of the City that are appropriate for small-scale facilities providing convenience shopping and services for adjacent residential neighborhoods. The maximum allowable residential density within the CN district for the residential component of a mixed-use project is 12 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CN zoning district implements and is consistent with the CN land use designation of the General Plan.
- B. **CO (Office Commercial) zoning district.** The CO zoning district is applied to areas of the City that are intended to serve the office and institutional needs of the community that cannot be accommodated within the CBD zoning district. Other related and office-supporting uses may also be allowed. The maximum allowable residential density within the CO district for either the residential component of a mixed-use project or multi-family dwellings as a primary use is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CO zoning district implements and is consistent with the CO land use designation of the General Plan.
- C. **CBD (Central Business District) zoning district.** The CBD zoning district is applied to the core of the downtown which is the civic, cultural, and commercial center of the City. The CBD zone is intended to accommodate retail stores, government and professional offices, theaters, and other similar and related uses in the context of pedestrian oriented development. The maximum allowable residential density within the CBD zone for the residential component of a mixed use project is 40 dwelling units per acre; the maximum floor area ratio (FAR) is 2.0. The CBD zoning district implements and is consistent with the CBD land use designation of the General Plan.
- D. **CG (General Commercial) zoning district.** The CG zoning district is applied to areas of the City that are appropriate for less compact and intensive commercial uses than those accommodated within the CBD zone. Allowable land uses are typically more auto-oriented than pedestrian oriented, and may include automotive and service-related uses, a wide range of retail stores, including those selling large products (appliances, home furnishings, building materials, etc.) The maximum allowable residential density within the CG district for the residential component of a mixed-use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CG zoning district implements and is consistent with the CG land use designation of the General Plan.

- E. **CH (Highway Commercial) zoning district.** The CH zoning district is applied to sites along Highway 1 and arterials at the entry points to the community. Allowable land uses include lodging, restaurants, and retail stores. The maximum allowable residential density within the CH district for the residential component of a mixed-use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CH zoning district implements and is consistent with the CH land use designation of the General Plan.

**18.22.030 - Commercial District Land Uses and Permit Requirements**

- A. **General permit requirements.** Table 2-6 identifies the uses of land allowed by this Development Code in each Commercial zoning district, and the planning permit required to establish each use, in compliance with Section 18.20.030 (Allowable Land Uses and Planning Permit Requirements).
- B. **Requirements for certain specific land uses.** Where the last column in Table 2-6 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.
- C. **Findings for Use Permit or Minor Use Permit approval.** The approval of a Use Permit or Minor Use Permit for a project within a commercial district shall require that the Review Authority first make the following findings for the zoning district applicable to the site, in addition to the findings required by Section 18.71.060 (Use Permit and Minor Use Permit).
1. **CN (Neighborhood Commercial) district.** The use is designed and intended to serve the local neighborhood and not a broader service area, and is not of a size as to require a clientele larger than the neighborhood market area.
  2. **CO (Office Commercial) district.** The use acts to support primary uses in the zone, or clients or visitors of allowable permitted uses.
  3. **CBD (Central Business District) district.** The use complements the ~~intense pedestrian and regionally oriented shopping areas of the local, regional and tourist serving -retail, office and services functions of~~ CBD, and will not detract ~~physically~~ from ~~the basically pedestrian nature~~ this basic purpose of the CBD. Uses proposed for the intense pedestrian orientated retail shopping areas of the CBD, which include the 100 blocks of Laurel Street (east and west) , the 300 block of Franklin Street, and the 100 and 200 blocks of Redwood Street, shall be pedestrian oriented and limited to retail, restaurant and bar uses on the street fronting portion of the building.
  4. **CG (General Commercial) district.**
    - a. The uses generally require larger display and/or storage areas; and
    - b. The use is not dependent on heavy customer traffic per square foot.
  5. **CH (Highway Commercial) district.**
    - a. Secondary uses oriented to local clientele may be permitted where the primary use of a site is oriented to or serves visitor, regional, or transient traffic; and
    - b. Uses oriented to local clientele may be allowed where visitor-oriented uses are precluded because of environmental concerns or other site specific constraints.

**Comment [MJ16]:** We are suggesting this modification as a way of focusing the pedestrian oriented uses into the existing pedestrian oriented areas of the CBD and to all for more flexibility for other types of uses in the larger CDB that are not pedestrian oriented.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	
<b>AGRICULTURAL, RESOURCE &amp; OPEN SPACE USES</b>						
Crop production, horticulture, orchard, vineyard	P	P	P	P	P	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING</b>						
Laboratory - <del>Analysis, research and development, testing</del> Analytical and Testing	—	P	—	P	—	
Artisan/craft product manufacturing with retail sales	—	P(2)	P(2)	P(2)	P(2)	
<del>Brewery/Restaurant</del>	==	==	UP	==	==	
Printing and publishing	—	—	P	P	—	
<del>Research and Development (R&amp;D)</del>	==	==	==	UP	==	
<del>Recycling - Reverse vending machine</del>	P	P	P	P	P	
Recycling - Small <del>collection</del> facility	P	P	P	P	P	18.42.150
Recycling - Large <del>collection</del> facility	—	—	—	UP	—	18.42.150
<del>Recycling - Light processing</del>	—	—	—	UP	—	

- Comment [SP17]:** Use name changed to match existing definition
- Comment [MJ18]:** Add Brewery/Restaurant to CBD as directed by City Council.
- Comment [MJ19]:** Use listed in definitions but does not appear anywhere in use tables, so adding it here.
- Comment [SP20]:** Use combined with Recycling – Small collection facility
- Comment [SP21]:** Use combined with Recycling – Large collection facility

**Key to Zoning District Symbols**

<b>CN</b>	Neighborhood Commercial	<b>CG</b>	General Commercial
<b>CO</b>	Office Commercial	<b>CH</b>	Highway and Visitor Commercial
<b>CBD</b>	Central Business District		

**Notes:**

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.

<b>TABLE 2-6</b> Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required				
	MUP	Minor Use Permit required (see Section 18.71.060)				
	UP	Use Permit required (see Section 18.71.060)				
	S	Permit requirement set by Specific Use Regulations				
	—	Use not allowed				
LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES**

<del>Campground, recreational vehicle (RV) park</del> <b>Recreational Vehicle Park</b>	—	—	—	—	UP	
Commercial recreation facility - Indoor	—	—	UP	P	P	
Commercial recreation facility - Outdoor	<del>UP</del>	<del>UP</del>	—	UP	UP	
Conference facility	—	<del>UP</del>	UP	UP	UP	
Health/fitness facility	—	UP	UP	P	UP	
Library, museum, art gallery	<del>UP</del>	<del>UP</del>	P	P	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	
Park, playground	P	P	P	P	P	
<del>School—Specialized education/training</del>	<del>UP</del>	UP	UP	UP	<del>UP</del>	
<del>Sports and Active Recreation Facility</del> <b>Sports and entertainment assembly</b>	—	—	<del>UP</del>	UP	UP	
Studio - Art, dance, martial arts, music, etc.	<del>UP</del>	UP	P	P	P	
Theater	—	<del>UP</del>	P	P	P	

**Comment [SP22]:** Use name changed to match existing definition

**Comment [MJ23]:** School use is consistent with all districts.

**Comment [MJ24]:** Use renamed to more accurately represent the types of facilities that are likely to occur in Fort Bragg.

**RESIDENTIAL USES**

<del>Emergency/transitional shelter</del>	—	<del>UP</del>	—	P	—	
Home occupation	P	P	P	P	P	18.42.080
Live/work unit	MUP	MUP	MUP	MUP	—	18.42.090
Multi-family dwellings	P	UP	UP	UP	UP	18.42.120
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	—	
Residential care facility, <del>7 or more clients</del>	—	UP	UP	UP	—	
Residential component mixed use project	P	UP	P(2)	P	P	18.42.100
<del>Single-family Residential dwelling</del>	<del>MUP (3)</del>		<del>UP (4)</del>	<del>UP (4)</del>		

**Comment [SP25]:** Use renamed to meet requirements of Gov Code Section 65583(a)(4-5). Transitional shelters permitted in all zones allowing residential uses and are not subject to restrictions, as required by State law. Emergency shelters required as a permitted use in at least one commercial or residential district of adequate size, as required by State law. May be appropriate in CO district as well.

**Comment [SP26]:** Part of this ILUDC update includes a request to rezone a parcel in the CN district to RL to allow residential use. Allowing parcels in the CN zone on residential streets to become residential uses with a Minor Use Permit will simplify this process in the future, and preserve the potential for future commercial uses, as permitted in CN districts.

**Comment [SP27]:** If the Council decides to allow conversion of commercial spaces to residential uses for existing structures that resemble single family dwellings (to be discussed at a later date).

**Key to Zoning District Symbols**

CN	Neighborhood Commercial	CG	General Commercial
CO	Office Commercial	CH	Highway and Visitor Commercial
CBD	Central Business District		

Notes:

(1) See Article 10 for land use definitions.

- (2) Use allowed only on second or upper floors, in compliance with Section 18.22.060.B (Limitation on Location of Allowable Uses).
- (3) Use permitted only for lots in the CN zone that do not front a major collector, as defined in the General Plan.
- (4) Use permitted only for existing structures that have the appearance of a single-family dwelling, per the Citywide Design Guidelines.

<b>TABLE 2-6</b> Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	<b>P</b>	Permitted Use, Zoning Clearance required
	<b>MUP</b>	Minor Use Permit required (see Section 18.71.060)
	<b>UP</b>	Use Permit required (see Section 18.71.060)
	<b>S</b>	Permit requirement set by Specific Use Regulations
	<b>—</b>	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT					Specific Use Regulations
	CN	CO	CBD	CG	CH	

**RETAIL TRADE**

<del>Art, antique, and collectables stores</del>	<del>—</del>	<del>—</del>	<del>P</del>	<del>P</del>	<del>P</del>	
Artisan shop	UP	UP	P	P	P	
Auto and vehicle sales and rental	—	—	—	P	P	
Auto parts sales with no installation services	—	—	—	P	P	
Bar/tavern	—	—	UP	MUP	MUP	
Big box retail	—	—	—	UP	UP	
Building and landscape materials sales - Indoor	—	—	—	P	<del>UP</del>	
Building and landscape materials sales - Outdoor	—	—	—	UP	<del>UP</del>	18.42.130
Construction and heavy equipment sales and rental	—	—	—	UP	UP	18.42.130
<del>Convenience store or liquor store</del>	<del>UPP</del>	<del>—</del>	<del>P</del>	<del>P</del>	<del>P</del>	
<del>Drive-through retail or service</del>	<del>—</del>	<del>—</del>	<del>UP</del>	<del>UP</del>	<del>UP</del>	<del>18.42.070</del>
Farm supply and feed store	—	—	—	P	<del>UP</del>	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	UP	—	
Furniture, furnishings and appliance store	—	—	P	P	<del>UP</del>	
<del>General retail/Retail, general - 10,000 sf or larger</del>	<del>—</del>	<del>—</del>	<del>UP</del>	<del>UP</del>	<del>UP</del>	
<del>General retail/Retail, general - 5,000 sf – 9,999 sf</del>	<del>—</del>	<del>—</del>	<del>P</del>	<del>P</del>	<del>P</del>	
<del>General retail/Retail, general - Less than 5,000 sf</del>	<del>P</del>	<del>—P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
Groceries, specialty foods	P	—	P	P	P	
Mobile home, boat, or RV sales	—	—	—	UP	UP	
Night club	—	—	UP	UP	UP	
<del>Office supporting retail</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
Outdoor retail sales and activities	—	—	P	P	P	18.42.130
Restaurant, café, coffee shop	UP	P	P	P	P	18.42.165
Second hand store	—	—	—	P	P	
Service station	—	—	—	UP	UP	18.42.180
Shopping center	—	—	—	UP	UP	

**Comment [SP28]:** Use is duplicative of "Retail, general"

**Comment [SP29]:** Liquor store not separately defined. Duplicative of "Retail, general"

**Comment [SP30]:** Use changed to match existing definition

**Comment [SP31]:** Use names re-ordered to match existing definitions

**Comment [SP32]:** Office-supply store use is duplicative of "Retail, general"

**Key to Zoning District Symbols**

<b>CN</b>	Neighborhood Commercial	<b>CG</b>	General Commercial
<b>CO</b>	Office Commercial	<b>CH</b>	Highway and Visitor Commercial
<b>CBD</b>	Central Business District		

Notes:

(1) See Article 10 for land use definitions.

<b>TABLE 2-6</b> Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 18.71.060) UP Use Permit required (see Section 18.71.060) S Permit requirement set by Specific Use Regulations — Use not allowed
	PERMIT REQUIRED BY DISTRICT CN CO CBD CG CH
LAND USE (1)	Specific Use Regulations

**SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL**

<del>ATM</del>	P	P	P	P	P	
Bank, financial services	UP	P	P	P	P	
Business support service	—	P	P	P	P	
Medical services - Doctor office	P	P	P	P	UP	
Medical services - Clinic, lab, urgent care	—	P	P	P	—	
Medical services - Hospital	—	UP	—	UP	UP	
Office - Accessory	P	P	P	P	P	
Office - Business/service	—	P	P	P	P	
<del>Office - Processing</del>	—	P	P(2)	P	—	
Office - Professional/administrative	—	P	P	P	P	

**Comment [SP33]:** ATMs are not uses

**Comment [SP34]:** Combine use with "Office - Professional/administrative"

**SERVICES - GENERAL**

Adult day care	P	P	P	P	—UP	
Catering service	—	P	—P(4)	P	—	
Child day care center	UP	UP	UP	UP	—MUP	
Drive-through service	—	—	UP	UP	UP	18.42.070
Equipment rental	—	—	UP	P	UP	
Kennel, animal boarding	—	—	—	UP	—	18.42.040
Lodging - Bed & breakfast inn (B&B)	—	—	UP	UP	P	18.42.050
Lodging - Hotel or motel	—	—	UP	UP	UP	
<del>Lodging - Vacation rentals</del>	—	—	—MUP(3)	—	—	18.42.???
Maintenance service - Client site services	—	—	—	P	—	
Mortuary, funeral home	—	P	—	P	—	
Personal services	P	P	P	P	UPMUP	
Personal services - Restricted	—	—	UP	UP	—UP	
Public safety facility	—	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—P	
<del>Social service organization</del>	—	P	P	P	UP	
Vehicle services - Major repair/body work	—	—	—	UP	UP	
Vehicle services - Minor maintenance/repair	—	—	—	P	P	
Veterinary clinic, animal hospital	—	P	—	P	P	

**Comment [MJ35]:** Allow in upstairs or as part of a restaurant.

**Comment [MJ36]:** Reference animal boarding regulations.

**Comment [SP37]:** Use to be permitted in CBD, per Council direction. Specific Use Standards to be proposed at later date.

**Comment [SP38]:** Use removed for consistency with ADA requirements. See memo included as attachment to staff report.

**Key to Zoning District Symbols**

CN	Neighborhood Commercial	CG	General Commercial
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<b>CO</b>	Office Commercial	<b>CH</b>	Highway and Visitor Commercial
<b>CBD</b>	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use allowed only on second or upper floors, in compliance with Section 18.22.060.B (Limitation on Location of Allowable Uses).
- (3) Note will reference code section for specific use standards regulating Vacation Rentals, and the resolution further defining operating standards.
- (4) Permitted upstairs or as part of a restaurant.

<b>TABLE 2-6</b> Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	<b>P</b>	Permitted Use, Zoning Clearance required				
	<b>MUP</b>	Minor Use Permit required (see Section 18.71.060)				
	<b>UP</b>	Use Permit required (see Section 18.71.060)				
	<b>S</b>	Permit requirement set by Specific Use Regulations				
	<b>—</b>	Use not allowed				
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY DISTRICT</b>					<b>Specific Use Regulations</b>
	<b>CN</b>	<b>CO</b>	<b>CBD</b>	<b>CG</b>	<b>CH</b>	

**TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE**

Ambulance, taxi, <del>or limousine</del> and specialized transportation dispatch facility	—	UP	—	UP	UP	
Broadcasting studio	—	P	P	P	—	
Parking facility, public or commercial	P	P	P	P	P	
Pipelines, transmission lines	S	S	S	S	S	18.42.145
Telecommunications facility	S	S	S	S	S	18.44
Transit station <del>or terminal</del>	UP	UP	UP	UP	UP	
Solar, wind, geothermal facilities for on-site use	P	P	P	P	P	
Utility facility	P	P	UP	P	P	
Vehicle storage	—	—	—	UP	—	

**Comment [SP39]:** Use renamed to match existing definition

**Comment [MJ40]:** Rename use to match revised definition

**Key to Zoning District Symbols**

<b>CN</b>	Neighborhood Commercial	<b>CG</b>	General Commercial
<b>CO</b>	Office Commercial	<b>CH</b>	Highway and Visitor Commercial
<b>CBD</b>	Central Business District		

Notes:

- (1) See Article 10 for land use definitions.

**18.22.040 - Commercial District Subdivision Standards**

- A. Each subdivision shall comply with the minimum parcel size requirements shown in Table 2-7 for the applicable zoning district.
- B. The minimum parcel size requirements for a specific subdivision are determined by the Review Authority as part of subdivision approval. The Review Authority may require one or more parcels within a specific subdivision to be larger than the minimums required by this table based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- C. A condominium or other common interest project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review, provided that the overall development site complies with the minimum parcel size, and the total number of any allowed dwellings complies with the maximum density for the applicable zone.

**TABLE 2-7 - MINIMUM PARCEL SIZE STANDARDS**

Zoning District	Minimum Parcel Size			
	Minimum Area <u>(1)</u>	Minimum Width	Minimum Depth	Maximum Depth
CN	2,000 sf	25 ft	N.A.	3 times width; except that lots less than 50 ft in width may be 150 ft in depth if they have both fronting street and rear alley frontages.
CO	6,000 sf	50 ft	N.A.	3 times width
CBD	2,000 sf	20 ft	N.A.	3 times width; except that lots less than 50 ft in width may be 150 ft in depth if they have both fronting street and rear alley frontages.
CG	5,000 sf	50 ft	N.A.	3 times width
CH	6,000 sf	50 ft	N.A.	3 times width

Notes:

(1) Minimum area shall be considered net acreage as defined in Section 18.100.020(N)

**18.22.050 - Commercial District Site Planning and Building Standards**

- A. **General standards.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-8 and 2-9 in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3.

TABLE 2-8 - CN, CO, AND CBD DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	CN Neighborhood Commercial	CO Office Commercial	CBD Central Business District
<b>Residential density</b>	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.</i>		
Maximum density	24 units per acre	24 units per acre	40 units per acre
<b>Setbacks</b>	<i>Minimum and, where noted, maximum setbacks required for primary structures. See Section 18.30.100 for exceptions to these requirements.</i>		
Front	Same as the front setback for an R zone on the same block; 10 ft elsewhere.	20 ft for buildings 20 ft or more in height; 15 ft for other buildings.	None allowed - Building facades shall abut the back of the public sidewalk, except as provided in 18.22.060.
Side - Interior (each)	Same as the front setback required for an R zone abutting the side property line; none required elsewhere.	10 ft; 15 ft adjacent to an abutting R zone.	None required
Side - Street side	None required	Same as front setback	None required
Rear	15 ft; 5 ft adjacent to an alley.	10 ft; 15 ft adjacent to an abutting R zone; 5 ft adjacent to an alley.	15 ft for a building 12 ft or more in height on a site abutting an R zone; 5 ft adjacent to an alley; none required elsewhere.
<b>Floor area ratio (FAR)</b>	<i>Maximum allowable floor area ratio for non-residential projects. FAR may be increased with Use Permit approval to accommodate housing units and/or live-work units in a mixed-use project to a maximum FAR of 2.0 for a mixed-use project.</i>		
	0.40	0.40	2.00
<b>Site coverage</b>	<i>Maximum percentage of the total lot area that may be covered by <del>structures and pavement impervious surfaces.</del></i>		
Maximum coverage	No limitation		
<b>Height limit</b>	<i>Maximum allowable height of structures. See Section 18.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	25 ft	25 ft; 35 ft with Use Permit approval.	35 ft and 3 stories; 45 ft and 3 stories with Use Permit approval.
<b>Fencing</b>	See Section 18.30.050 (Fences, Walls, and Screening)		
<b>Landscaping</b>	See Chapter 18.34 (Landscaping Standards)		
<b>Parking</b>	See Chapter 18.36 (Parking and Loading)		
<b>Signs</b>	See Chapter 18.38 (Signs)		

TABLE 2-9 - CG AND CH DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District	
	CG General Commercial	CH Highway Commercial
<b>Residential density</b>	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.</i>	
Maximum density	24 units per acre	
<b>Setbacks</b>	<i>Minimum and, where noted, maximum setbacks required for primary structures. See Section 18.30.100 for exceptions to these requirements.</i>	
Front	10 ft on <del>an arterial street</del> Main Street and Highway 20; same as the front setback for an R zone on the same block; none required elsewhere.	15 ft on <del>an arterial street</del> Main Street and Highway 20; same as the front setback for an R zone on the same block; 5 ft required elsewhere.
Side - Interior (each)	Same as the front setback required for an R zone abutting the side property line; none required elsewhere.	
Side - Street side	Same as front setback.	
Rear	5 ft adjacent to an alley; 15 ft adjacent to an abutting residential zone; none required elsewhere.	10 ft adjacent to an alley; 15 ft adjacent to residential zone; none required elsewhere.
<b>Floor area ratio (FAR)</b>	<i>Maximum allowable floor area ratio for non-residential projects. May be increased with Use Permit approval to accommodate housing units and/or live-work units up to an FAR of 2.0 for a mixed use project.</i>	
	0.40	
<b>Maximum floor area</b>	<i>Maximum floor area allowed for commercial buildings in the locations noted.</i>	
	a. Between the Noyo River and Pudding Creek bridges - 50,000 sf. b. North of Pudding Creek bridge - 30,000 sf.	
<b>Height limit</b>	<i>Maximum allowable height of structures. See Section 18.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	35 ft; 45 ft with Use Permit approval.	35 ft.
<b>Fencing</b>	See Section 18.30.050 (Fences, Walls, and Screening)	
<b>Landscaping</b>	See Chapter 18.34 (Landscaping Standards)	
<b>Parking</b>	See Chapter 18.36 (Parking and Loading)	
<b>Signs</b>	See Chapter 18.38 (Signs)	

**Comment [SP41]:** Per the Circulation Element of the General Plan, Main Street and Highway 20 are the only two arterial streets. This change would clarify the regulation and make it so the reader would not have to cross reference another document to understand the meaning.

**18.22.060 - CBD Frontage and Facade Standards**

- A. **Applicability.** The requirements of this Section apply to proposed development within the CBD zoning district. Each new non-residential structure, and all alterations to existing structures involving any change in the facade at the street frontage, shall comply with the following standards. The Review Authority may approve minor variations to these standards as deemed appropriate, provided that the Review Authority also first finds that the minor variation will still produce a new or altered building that complies with the intent of this Section.
- B. **Limitation on the location of allowable land uses.** Each land use shall be located as follows.
  - 1. The ground floor of each non-residential structure shall be limited to the uses allowed on the ground floor by Section 18.22.020, Table 2-6, to enhance the pedestrian orientation of downtown streets. Examples of the pedestrian-oriented uses allowed by Table 2-6 include walk-in uses such as restaurants, retail stores, health/fitness facilities, personal services, community service organizations, and similar uses. The Review Authority may modify the Table 2-6 limitations on ground floor uses when existing structures are re-occupied by different tenants or uses, or when this requirement is determined by the Review Authority to be infeasible because of excessive storefront vacancies.
  - 2. Ground floor, street fronting business/service offices may be approved if the Review Authority first determines that the use will not impair the pedestrian character of the street, provided that:
    - a. Parcels on the block occupied by office uses that are not pedestrian oriented constitute less than 50 percent of the block frontage;
    - b. The remainder of the block is characterized primarily by retail and/or restaurant uses; and
    - c. The facade design of the structure that accommodates the office contributes to the visual interest of the street and conspicuously expresses the nature of the use.
- C. **Elevation of first floor.** At least 75 percent of the street fronting length of the first habitable floor of a nonresidential structure shall be located no more than two vertical feet above or below the sidewalk elevation at any point along the street property line.
- D. **Pedestrian access.** The primary entrance of each ground floor use shall be recessed a minimum of three feet when accessed from the public right-of-way. Walk-up facilities and entries shall be recessed and provide adequate queuing space to avoid interruption of pedestrian flow.
- E. **Formula design prohibited.** The architectural style and exterior finish materials of each proposed structure shall be designed based upon the architectural traditions of Fort Bragg and Mendocino County, and the architectural styles prevalent in the site vicinity. Buildings proposed with architectural features substantially similar to those found in other communities on buildings occupied by the same corporate or franchise entity that will occupy the proposed building are strongly discouraged.

## CHAPTER 18.24 - INDUSTRIAL ZONING DISTRICTS

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### Sections:

- 18.24.010 - Purpose
- 18.24.020 - Purposes of Industrial Zoning Districts
- 18.24.030 - Industrial District Land Uses and Permit Requirements
- 18.24.040 - Industrial District Subdivision Standards
- 18.24.050 - Industrial District Site Planning and Building Standards

### 18.24.010 - Purpose

This Chapter lists the land uses that may be allowed within the industrial zoning districts established by Section 18.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

### 18.24.020 - Purposes of Industrial Zoning Districts

The purposes of the individual industrial zoning districts and the manner in which they are applied are as follows.

- A. **IL (Light Industrial) zoning district.** The IL zoning district is applied to areas of the City that are appropriate for a variety of commercial, manufacturing, wholesale and distribution, and industrial uses that do not generate significant customer traffic or high levels of noise, dust, odors, or other potential off-site nuisance characteristics. Allowable manufacturing uses and activities must be entirely within enclosed structures. The maximum floor area ratio (FAR) is 0.40. The IL zoning district implements and is consistent with the IL land use designation of the General Plan.
- B. **IH (Heavy Industrial) zoning district.** The IH zoning district is applied to areas of the City that are appropriate for a range of heavy industrial including manufacturing, assembly and processing, the storage and distribution of raw materials, aggregate plants, and related industrial uses that are generally compatible with and require locations removed from residential and visitor serving uses. The maximum floor area ratio (FAR) is 0.40. The IH zoning district implements and is consistent with the IH land use designation of the General Plan.

### 18.24.030 - Industrial District Land Uses and Permit Requirements

- A. **General permit requirements.** Table 2-10 identifies the uses of land allowed by this Development Code in each industrial zoning district, and the planning permit required to establish each use, in compliance with Section 18.20.030 (Allowable Land Uses and Planning Permit Requirements).
- B. **Requirements for certain specific land uses.** Where the last column in Table 2-10 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

FORT BRAGG MUNICIPAL CODE - TITLE 18 – INLAND LAND USE AND DEVELOPMENT CODE

Industrial Zoning Districts

18.24.030

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted Use, Zoning Clearance required	
	MUP	Minor Use Permit required (see Section 18.71.060)	
	UP	Use Permit required (see Section 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
<b>AGRICULTURAL, RESOURCE &amp; OPEN SPACE USES</b>			
Crop production, horticulture, orchard, vineyard	P	P	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING</b>			
Agricultural product processing	<del>UP</del>	P	
Artisan/craft product manufacturing	P(2)	<del>UP</del>	
<del>Brewery/Restaurant</del>	<del>UP</del>	<del>UP</del>	
Boat and ship construction, repair, maintenance	<del>UP</del>	P	
Construction contractor <del>base</del>	P(2)	P(2)	
Fish processing	P(2)	P	
<del>Laboratory – Medical, analytical, research &amp; development</del> <del>Laboratory – Analytical, testing</del>	P(2)	P	
<del>Laundry, dry cleaning plant</del>	P	P	
Lumber and wood product manufacturing	UP	UP	
<del>Manufacturing/processing - Cannabis</del>	<del>UP</del>	<del>UP</del>	<del>18.42.055 FBMC 9.33</del>
Manufacturing/processing - Heavy	—	UP	
Manufacturing/processing - Light	<del>P(2)</del>	P	
Manufacturing/processing - Medium intensity	<del>UP</del>	P(2)	
Media production	P	P	
Petroleum product storage and distribution	UP	P	
Printing and publishing	P	P	
<del>Research and Development (R&amp;D)</del>	<del>P</del>	<del>P</del>	
<del>Recycling – Heavy processing</del>	<del>UP</del>	<del>UP</del>	<del>18.42.150</del>
Recycling - Large <del>collection</del> facility	UP	UP	18.42.150
<del>Recycling – Light processing</del>	<del>UP</del>	<del>UP</del>	<del>18.42.150</del>
<del>Recycling – Reverse vending machine</del>	<del>P</del>	<del>P</del>	<del>18.42.150</del>
<del>Recycling – Scrap and dismantling yards</del>	<del>—</del>	<del>UP</del>	
Recycling - Small <del>collection</del> facility	P	P	18.42.150
<del>Storage – Cold storage facility, ice plant</del>	<del>—</del>	<del>UP</del>	
Storage - Outdoor	UP	UP	18.42.140
Storage - Personal storage facility (mini-storage)	<del>PUP</del>	P	
<del>Storage – Warehousing</del> <del>Warehouse, indoor storage</del>	<del>P(2)</del>	<del>P</del>	
Wholesaling and distribution	P(2)	P	

**Comment [MJ42]:** Brewery/Restaurant use added per City Council direction

**Comment [SP43]:** Use changed to match existing definition.

**Comment [SP44]:** Use changed to match existing definition.

**Comment [MJ45]:** Included in Manufacturing

**Comment [MJ46]:** Add use that is in definitions but not in use table.

**Comment [SP47]:** Recycling uses condensed to Large facility and Small facility.

**Comment [SP48]:** Out of date use removed.

**Comment [SP49]:** Use changed to match existing definition.

Key to Zoning District Symbols

FORT BRAGG MUNICIPAL CODE - TITLE 18 – INLAND LAND USE AND DEVELOPMENT CODE

Industrial Zoning Districts

18.24.030

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) See Section 18.24.030.C for additional permit requirements.

**Comment [SP50]:** Note does not apply to the above table.

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
	P	Permitted Use, Zoning Clearance required	
	MUP	Minor Use Permit required (see Section 18.71.060)	
	UP	Use Permit required (see Section 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>			
Adult entertainment business	S	S	18.40
Commercial recreation facility - Indoor	UP	—	
Commercial recreation facility - Outdoor	UP	UP	
Emergency <del>Transitional</del> Shelter	UP	—	
<del>Fishing pier</del>	—	—	
Health/fitness facility	UP	—	
Library, museum	<del>UP</del>	—	
Meeting facility, public or private	UP	—	
School <del>Specialized education/training</del>	UP	UP	
<del>Social Service Organization</del>	UP	—	
<del>Sports and entertainment assembly</del> <u>Sports and Active Recreation Facility</u>	UP	UP	
<b>RESIDENTIAL USES</b>			
Caretaker quarters	<del>UP</del>	MUP	
Live/work unit	UP	—	18.42.090

**Comment [MJ51]:** Not a meaningful use in the inland area

**Comment [MJ52]:** Update to match definitions. School use is not compatible with Heavy Industrial uses.

**Comment [MJ53]:** Removed for ADA, not a use. This is a categorization of clients not use. For example a food bank should be considered a warehousing facility, a disable adults art program, should be categorized as a Studio or School use, etc.

**Comment [MJ54]:** Updated to fit with realistic use in Fort Bragg.

Key to Zoning District Symbols

IL	Light Industrial
IH	Heavy Industrial

Notes:

- (1) See Article 10 for land use definitions.
- (2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.
- (3) See Section 18.24.030.C for additional permit requirements.

**Comment [SP55]:** Notes do not apply to table above.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	
<b>TABLE 2-10</b> <b>Allowed Land Uses and Permit Requirements for Industrial Zoning Districts</b>			
	P	Permitted Use, Zoning Clearance required	
	MUP	Minor Use Permit required (see Section 18.71.060)	
	UP	Use Permit required (see Section 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
<b>RETAIL TRADE</b>			
Accessory retail or services	MUP	MUP	18.42.020
<del>Bartavern</del>	—	—	
<del>Boat and ship sales</del>	—	—	
Building and landscape materials sales - Indoor	P	P	
Building and landscape materials sales - Outdoor	UP	P	18.42.130
Construction and heavy equipment sales and rental	UP	P	18.42.130
<del>Convenience store</del>	—	—	
Farm supply and feed store	P(2)	P	
Fuel dealer (propane for home and farm use, etc.)	P	—	
<del>Marine hardware and supplies sales</del>	—	—	
Mobile home, <del>boat</del> or RV sales	UP	UP	
<del>Restaurant, café, coffee shop</del>	—	—	
<del>Retail sales accessory to wholesaling</del>	MUP	MUP	
Service station	UP	UP	18.42.180
<b>SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL</b>			
<del>ATM</del>	—	—	
Business support service	P	<del>UP</del>	
Office - Accessory	P	P	
Office - Processing <del>and corporate</del>	P	P	

**Key to Zoning District Symbols**

IL	Light Industrial
IH	Heavy Industrial

Notes:

(1) See Article 10 for land use definitions.

~~(2) Use shall be entirely enclosed within a building, unless outdoor activities and/or storage are authorized by Use Permit.~~

~~(3) See Section 18.24.030.C for additional permit requirements.~~

**Comment [SP56]:** Multiple uses, which are not permitted in either district, removed from table.

**Comment [SP57]:** Use name changed to match existing definition.

**Comment [SP58]:** Use redundant with "Accessory retail or services" use on next page.

**Comment [SP59]:** Notes do not apply to table above.

FORT BRAGG MUNICIPAL CODE - TITLE 18 – INLAND LAND USE AND DEVELOPMENT CODE

Industrial Zoning Districts

18.24.030

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Zoning Districts	P	Permitted Use, Zoning Clearance required	
	MUP	Minor Use Permit required (see Section 18.71.060)	
	UP	Use Permit required (see Section 18.71.060)	
	S	Permit requirement set by Specific Use Regulations	
	—	Use not allowed	
LAND USE (1)	PERMIT REQUIRED BY DISTRICT		Specific Use Regulations
	IL	IH	

**SERVICES - GENERAL**

Accessory retail or services	MUP	MUP	18.42.020
Equipment rental	P(2)	P(2)	
Kennel, animal boarding	UP	UP	18.42.040
<del>Lodging – Hotel or motel</del>	—	—	
Maintenance service - Client site services	P(2)	P	
Medical Marijuana Dispensary	UP	UP	FBMC 9.30 (Ord. 851 §1, 2005)
Public safety facility	P	P	
Repair service - Equipment, large appliances, etc.	P(2)	P	
Vehicle services - Major repair/body work	UP	UP	
Vehicle services - Minor maintenance/repair	P	P	
Veterinary clinic, animal hospital	P	P	

**Comment [SP60]:** Uses not permitted in either district removed from table.

**TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE**

Ambulance, taxi, or <del>limousine dispatch</del> specialized transportation dispatch facility	P(2)	P	
<del>Boat launching facility</del>	—	—	
Broadcasting studio	P	—	
Freight terminal	P(2)	P	
<del>Harbor and marina facilities</del>	—	—	
Parking facility, public or commercial	<del>UP</del>	<del>UP</del>	
Pipeline or transmission line	S	S	18.42.145
Telecommunications facility	S	S	18.44
Transit station or terminal	UP	UP	
Utility facility	P	P	
Vehicle storage	UP	UP	

**Key to Zoning District Symbols**

IL	Light Industrial
IH	Heavy Industrial

Notes:

(1) See Article 10 for land use definitions.

**18.24.040 - Industrial District Subdivision Standards**

- A. Each subdivision shall comply with the minimum parcel size requirements shown in Table 2-11 for the applicable zoning district.
- B. The minimum parcel size requirements for a specific subdivision are determined by the Review Authority as part of subdivision approval. The Review Authority may require one or more parcels within a specific subdivision to be larger than the minimums required by this table based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.
- C. An industrial condominium may be subdivided with smaller parcels for ownership purposes, with the minimum lot area determined through subdivision review, provided that the overall development site complies with the minimum parcel size.

**TABLE 2-11 - MINIMUM PARCEL SIZE STANDARDS**

Zoning District	Minimum Parcel Size			
	Minimum Area <u>(1)</u>	Minimum Width	Minimum Depth	Maximum Depth
IL	5,000 sf	50 ft	100 ft	3 times width
IH	5,000 sf	50 ft	100 ft	3 times width

Notes:

(1) Minimum area based on net parcel size as defined in Section 18.100.020(N).

**18.24.050 - Industrial District Site Planning and Building Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-12 in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3.

**TABLE 2-12 - IL AND IH DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	IL Light Industrial	IH Heavy Industrial
<b>Residential density</b>	<i>Maximum number of dwelling units allowed <del>in a projection a parcel</del>. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.</i>	
Maximum density	15 live/work units per acre	1 caretaker unit per parcel
<b>Setbacks</b>	<i>Minimum and, where noted, maximum setbacks required for primary structures. See Section 18.30.100 for exceptions to these requirements.</i>	
Front	30 ft from <del>Highway-4</del> Main Street; 15 ft elsewhere.	
Side - Interior (each)	10 ft; except no setback required if the other side yard maintains a setback 15 ft or more. 10 ft on any side abutting a C zone. 30 ft on any side abutting an R or OS zone, or a PD zone not specified for industrial uses.	
Side - Street side	Same as front setback.	
Rear	Abutting an alley, 10 ft within 30 ft of each side property line or driveway accessing the alley (see Figure 2-1); 30 ft if adjacent to an R zone; none required elsewhere.	
<b>Floor area ratio (FAR)</b>	<i>Maximum FAR allowed.</i>	
	0.40	
<b>Height limit</b>	<i>Maximum allowable height of structures. See Section 18.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	35 ft; 45 ft with Use Permit approval.	40 ft; 60 ft with Use Permit approval.
<b>Fencing</b>	See Section 18.30.050 (Fences, Walls, and Screening)	
<b>Landscaping</b>	See Chapter 18.34 (Landscaping Standards)	
<b>Parking</b>	See Chapter 18.36 (Parking and Loading)	
<b>Signs</b>	See Chapter 18.38 (Signs)	

## **CHAPTER 18.26 - SPECIAL PURPOSE ZONING DISTRICTS**

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### **Sections:**

- 18.26.010 - Purpose
- 18.26.020 - Purposes of Special Purpose Zoning Districts
- 18.26.030 - Special Purpose District Land Uses and Permit Requirements
- 18.26.040 - Special Purpose District General Development Standards
- 18.26.050 - Special Purpose District Site Planning and Building Standards

### **18.26.010 - Purpose**

This Chapter lists the land uses that may be allowed within the special purpose zoning districts established by Section 18.14.020 (Zoning Map and Zoning Districts), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

### **18.26.020 - Purposes of the Special Purpose Zoning Districts**

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows.

- A. **OS (Open Space) zoning district.** The OS zoning district is applied to properties that are largely unimproved and used for the preservation of natural resources and habitats, passive outdoor recreation, scenic resources, and/or for the protection of public health and safety (e.g., preservation of floodplains). Allowable uses are limited to those that support maintenance and/or recreational uses. The maximum floor area ratio (FAR) is 0.10. The OS zoning district implements and is consistent with the OS land use designation of the General Plan.
- B. **PR (Parks and Recreation) zoning district.** The PR zoning district is applied to the sites of public parks and recreational facilities. Allowable uses are limited to recreational uses, and the structures needed to support those uses, and facility and site maintenance. The maximum floor area ratio (FAR) is 0.25. The PR zoning district implements and is consistent with the PR land use designation of the General Plan.
- C. **PF (Public Facility & Services) zoning district.** The PF zoning district is applied to the sites of existing and proposed public buildings, utility facilities, water and wastewater treatment plants, and related easements. The maximum floor area ratio (FAR) is 0.75. The PF zoning district implements and is consistent with the PF land use designation of the General Plan.

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### 18.26.030 - Special Purpose District Land Uses and Permit Requirements

- A. **General permit requirements.** Table 2-14 identifies the uses of land allowed by this Development Code in each Special Purpose zoning district, and the planning permit required to establish each use, in compliance with Section 18.20.030 (Allowable Land Uses and Planning Permit Requirements).
- B. **Requirements for certain specific land uses.** Where the last column in Table 2-14 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit, and/or may establish other requirements and standards applicable to the use.

### 18.26.040 - Special Purpose District Subdivision Standards

The minimum area and dimensions for new parcels in the OS, PR, and PF zoning districts shall be determined by the City through the subdivision process.

### 18.26.050 - Special Purpose District Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements established by the City through the Use Permit process, capital improvements programming process, or leasing of public property, as applicable, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	
<b>AGRICULTURAL, RESOURCE &amp; OPEN SPACE USES</b>				
Animal keeping	S	S	S	18.42.040
Nature preserve	P	P	P	
Crop production, horticulture, orchard, vineyard	P	P	P	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING</b>				
<del>Recycling - Reverse vending machine</del>	<del>—</del>	<del>—</del>	<del>P</del>	<del>18.42.150</del>
Recycling - Small <del>collection</del> facility	—	—	MUP	18.42.150
Storage <del>—</del> Warehouse, <u>indoor storage</u>	—	—	P	
Storage - Outdoor	—	—	UP	18.42.140
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>				
Equestrian facility	P	UP	—	
Health/fitness facility	—	UP	UP	
<del>Sports and Active Recreation Facility</del>	<del>UP</del>	<del>UP</del>	<del>UP</del>	
Hiking/riding trail	P	P	P	
Library, museum	<del>UP</del>	UP	UP	
Meeting facility, public or private	<del>UP</del>	UP	UP	
Park, playground	<del>P</del>	P	P	
School <del>—</del> <u>Elementary, middle, secondary</u>	—	<del>UP</del>	P	
<del>School - Specialized education/training</del>	<del>—</del>	<del>—</del>	<del>P</del>	
<del>Sports and entertainment assembly</del>	<del>—</del>	<del>UP</del>	<del>UP</del>	
Theater	—	UP	UP	
<b>RESIDENTIAL USES</b>				
Caretaker quarters	MUP	MUP	MUP	
Emergency <del>transitional</del> shelter	—	—	UP	
Farm dwelling on a parcel of 10 acres or more	MUP	—	—	
Residential care facility	—	—	UP	

**Comment [MJ61]:** This one is obvious....

**Comment [MJ62]:** Definition removed, not a realistic use for Fort Bragg.

**Key to Zoning District Symbols**

<b>OS</b>	Open Space	<b>PF</b>	Public Facility & Services
<b>PR</b>	Parks and Recreation		

Notes:

(1) See Article 10 for land use definitions.

TABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Use Permit required (see Section 18.71.060)		
	UP	Use Permit required (see Section 18.71.060)		
	S	Permit requirement set by Specific Use Regulations		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	

**RETAIL TRADE**

Accessory retail or services	—	P	P	18.42.020
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**SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL**

Medical services - Clinic, urgent care	—	—	UP	
Medical services - Hospital	—	—	UP	
Office - Accessory	P	P	P	
Office - Government	—	P	P	

**SERVICES - GENERAL**

<del>Accessory retail or services</del>	<del>—</del>	<del>P</del>	<del>P</del>	<del>18.42.020</del>
Adult day care	—	—	UP	
Child day care center	—	—	UP	
Public safety facility	—	—	P	
<del>Social service organization</del>	<del>—</del>	<del>—</del>	<del>P</del>	

**Comment [SP63]:** Use removed as it is duplicative (listed above under "Retail" heading).

**TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE**

Ambulance, taxi, or <del>limousine-specialized transportation</del> dispatch facility	—	—	UP	
Parking facility, public or commercial	—	—	P	
Pipeline or transmission line	S	S	S	18.42.145
Telecommunications facility	S	S	S	18.44
Transit station <del>or terminal</del>	—	—	UP	
Utility facility	—	—	P	
Vehicle storage	—	—	UP	

**Key to Zoning District Symbols**

OS	Open Space	PF	Public Facility & Services
PR	Parks and Recreation		

Notes:

(1) See Article 10 for land use definitions.