

Draft: 5-2018

# Land Use Development Policies & Standards

## 2



This chapter provides the land use framework, policies, and development standards to ensure realization of the community's land use vision for the Mill Site. These policies and standards build upon existing policies, regulations, and guidelines of the Fort Bragg Coastal General Plan and the Coastal Land Use and Development Code (Coastal LUDC)

## 2.1 Land Use Framework

This section describes the area-based framework for the urban form and structure of the Plan Area. Each area is intended to serve distinct specific land use goals while seamlessly connecting to and relating to the other areas and the existing city. Each of the four areas, shown in Figure 2-1, includes land use designations and zoning to help ensure that new development is well-integrated with established Fort Bragg neighborhoods and land use patterns.

The **Northern Area**, planned as an eventual extension of the West Fort Bragg residential neighborhood, will support a small extension of the residential zoning district with a mix of residential densities and types, a neighborhood park, and limited neighborhood commercial uses. The Northern area will also reserve 42 acres as an Urban Reserve zone for future planning efforts.

The **Central area** will include commercial, visitor-serving, light industrial/live-work, and higher-density residential uses. A resort, conference facility, and other visitor-serving uses will be located along the coast. The extension of Redwood Avenue will connect the downtown, resort, light industry area, community park, and the coastline. The community park will accommodate a farmers' market and other community events, thereby anchoring activity in this district.

The **Southern area** will preserve 65 acres for open space and 64 acres for public coastal access. It will also provide opportunities to increase the community's employment base. This area will offer 90 acres for new research, education, commercial, timber and industrial uses. The Southern area will also reserve 50 acres as an Urban Reserve zone for future, longer-term planning and development opportunities that will arise as market opportunities emerge for this area. In the near term, interim uses and "the Bid Idea" are permissible within the Urban Reserve zone.



FIGURE 2-1 DISTRICT MAP

The **Coastal Trail area** extends along the entire western edge of the site and includes 96 acres of parkland, 6.5 miles of multi-use trails, three parking lots, four restrooms, and numerous points of access to the ocean and the coastal bluffs.

### 2.1.1 LAND USE PLAN

The Specific Plan establishes twelve new land use designations and zoning classifications to guide and regulate development within the Plan Area. As shown on the Land Use Plan, Figure 2-2 (NOTE: Figure 2-2 is subject to change) the applicable land use designations and zoning classifications are as follows:

- **Northern Area**
  - Urban Reserve (UR) – 42 acres
  - Parks & Recreation (PR) - 13 acres
  - Medium Density Residential (RM) – 8 acres
- **Central Area**
  - Very High Density Residential (RH) – 21 acres
  - Parks & Recreation (PR) - 15 acres
  - Mill Site Visitor (VMS) – 10 acres
  - Light Industrial (IL) – 7 acres
  - Central Business District (CBD) - 2 acres
- **Southern Area**
  - Open Space (OS) – 65 acres
  - Parks & Recreation (PR) - 64 acres
  - Urban Reserve (UR) – 50 acres
  - Timber Resources Industrial (IT) – 41 acres
  - Heavy Industrial (IMS) – 22 acres
  - Coastal Dependent – 12 acres
  - Highway Commercial (CH) – 8.2 acres
  - Mill Site Employment (ME) – 9.8 acres
  - Medium Density Residential (RM) – 4 acres

FIGURE 2-2 MILL SITE REUSE LAND USE MAP



## 2.1.2 LAND USE DESIGNATIONS AND ZONING CLASSIFICATIONS

Each land use designation and zoning classification is described below.

- **Medium Density Residential (RM).** Permitted housing types include single-family, duplex, triplex, townhouse, co-housing, and multi-family. The allowable density range is 6 to 15 units per acre. The designation will accommodate a variety of housing types and a mix of lot sizes. The corresponding zoning classification for this land use designation is Medium Density Residential (RM).
- **Very High Density Residential (RVH).** This mixed-density land use designation permits a variety of housing types, including duplexes, triplexes, townhouses, live work, co-housing, and apartment units located in proximity to parks and public services. Limited neighborhood-serving commercial uses such as convenience stores, cafés, and restaurants are conditional uses on individual parcels or in small clusters of retail establishments. Density can range from 12 to 24 units per acre. The corresponding zoning classification for this land use designation is Very High Density (RVH)
- **Central Business District (CBD)** This land use designation establishes a small pedestrian-oriented mixed-use extension of the existing downtown. The designation, located on one block on either side of Redwood Avenue adjacent to the downtown core, encourages mixed-use development. Residential uses, of up to 40 units per acre, are encouraged on upper floors and/or on the ground floors at the rear of buildings. The corresponding zoning classification for this land use designation is Central Business District (CBD).
- **Visitor (V).** This visitor-serving land use designation allows restaurants, hotels, boutique lodging, and ancillary visitor-serving commercial uses. Residential and retail are not permitted. The corresponding zoning classification for this land use designation is Visitor (V).
- **Highway Commercial (CH).** This land use designation allows commercial uses on large parcels fronting the Main Street corridor that require larger display or storage areas and that are not appropriate in the pedestrian-oriented downtown. Residential land uses are not permitted. The corresponding zoning classification for this land use designation is Highway Commercial (CH).
- **Heavy Industrial (HI).** This land use designation provides for a variety of light and limited heavy industrial uses, including manufacturing, wholesale and distribution, and industrial uses. Heavy industrial uses such as manufacturing, assembly, processing, and distribution may be permitted with a Use Permit. Residential land uses are not permitted. The corresponding zoning classification for this land use designation is Heavy Industrial (HI).
- **Light Industrial (LI).** This land use designation is intended for a variety of light industrial uses, especially local artisan uses. Embracing the historic industrial use of the mill site, this zoning encourages local artists and craftsman to produce, showcase, and sell artisan crafts. Live/work units are permitted in this designation with a maximum density of 15 units per acre. The corresponding zoning classification for this land use designation is Light Industrial (LI).
- **Urban Reserve (UR).** This land use designation is intended to preserve land for future uses that will provide employment opportunities and expand the local economic base. Use types are permitted within this designation pursuant to the following: (1) "The Big Idea" larger employers providing better than average wages; (2) renewable energy production (solar, cogeneration, wind,

etc.); and (3) interim uses (such as community events or ball fields) as authorized in the Coastal LUDC. Additional development within this designation will require a planning and environmental review process and a Local Coastal Program (LCP) amendment. The corresponding zoning classification for this land use designation is Urban Reserve (UR).

- **Ocean Dependent (OD).** This land use provides for a research and education facility related to ocean resources. A maximum of 20 residential units are permitted in this zone to Coastal Commission,, and the structures needed to support those uses and facility and site maintenance. The land use designation is Parks and Recreation (PR)

## 2.2 General Development Policies

**Policy LU-1. Requirements for All Development.** All development shall be subject to the provisions of the Fort Bragg Coastal General Plan, the Coastal LUDC and Citywide Design Guidelines.

**Policy LU-2. Mill Site Development Phasing.** Commercial and industrial development is preferred in the Central District prior to the Southern District. However, allowable uses in the Southern District that are not permitted or that cannot be accommodated within the Central District (such as auto-oriented commercial, institutional, education, research, light industrial, and grocery/specialty foods) may be developed within the Southern District prior to or concurrent with development in the Northern or Central Districts.

**Policy LU-3. Mill Site Development Intensity** Development intensity that transitions from the most intense development on the eastern edge of the Mill Site to the least intensive development along the western edge of the Mill Site is preferred.

**Policy LU-4. Provide for "the Big Idea" on the Mill Site.** The City Council may permit up to 40,000 square feet of additional new development in the Urban Reserve for high-quality job-generating uses, or to accommodate a significant employer. The significant high-quality job-generating use of up to 40,000 square feet could be accommodated in the Southern District Urban Reserve through a Use Permit & Coastal Development Permit subject to all of the required CDP and UP findings and the following additional special findings: 1) the proposed use will result in new job development of at least 1 job/500 SF and 2) the proposed jobs will pay at least 120% of Fort Bragg median wages.

**Policy LU-5. Pre-Application Conference.** Before submitting a development application for any proposed development within the Plan Area, potential applicants may meet with the Community Development Director for a pre-application conference, as described in Coastal Land Use and Development Code (CLUDC) Section 17.70.040. At the pre-application conference, the applicant will be provided current information by the Community Development Director about the existing, approved, and proposed development within the district in which the new development is proposed.

**Policy LU-6. Mill Site Mix of Uses.** A mix of uses on Redwood Street shall contribute to the creation of a lively urban environment and help strengthen the connection between the coast and the existing Central Business District. The mix of uses shall include public-oriented; cultural/arts; visitor-serving, including hotels/resorts, conference facilities, and; multi-family residential; and open space/recreational uses.

**Policy LU-7. Ground-Level Uses.** Active and pedestrian-oriented ground-level uses shall contribute to the pedestrian environment along Redwood Avenue within the Central Business District designation.

**Comment [MJ1]:** The Planning Commission recommends that both of these policies be deleted from the MSRP.

**Comment [MJ2]:** The Planning Commission recommends that the amount of land dedicated to the Big Idea be increase to 100,000 SF in order to accommodate a new hospital and other potential larger job generating uses.

**Policy LU-8. Relationship to Existing Central Business District.** Mill Site CBD uses that do not compete with and that complement and are synergistic with existing uses in the Central Business District are preferred, to the extent feasible. New development shall enhance the small-scale, pedestrian-friendly, and historic character of the existing Central Business District.

**Policy LU-9. Density Transfers** Density may be transferred from one parcel to another parcel, if both parcels are located within the same zoning classification. The transfer of density between parcels shall be analyzed in a conditional use permit concurrently with a Coastal Development Permit (CDP) for the development of the parcel receiving the density transfer and must include the following findings:

- a. The density transfer either creates desirable public open space or park land or reduces development potential on a parcel in an appropriate location, consistent with the vision for the reuse of the mill site property; or
- b. The density transfer facilitates mixed-use development or compact building design; or
- c. The density transfer improves the urban design of the Mill Site; or
- d. The proposal has been demonstrated to further the intent of City Council's policies and regulations for the Mill Site Reuse.

In no case may the total density transfer result in an FAR for a parcel that exceeds 2.0.

**Policy LU-10. Jobs.** Uses that provide jobs with compensation at higher than the area median income are preferred.

**Policy LU-11. Urban Reserve Interim Uses.** Uses of an interim nature, are permitted in the Urban Reserve consistent with the use requirements detailed in Table 2-8.

**Comment [MJ3]:** The Planning Commission requests that the City Council and the Planning Commission hold a joint workshop about the potential extension of the downtown onto the Mill Site and that discussion regarding these policies be brought back to both bodies at that time.

## 2.3 Development Standards and Allowable Land Uses

This section is formatted to conform to Article 2, Zoning Districts and Allowable Land Uses, of the Coastal LUDC, except that the regulations are listed by Specific Plan district (Northern, Central, Southern, and Mill Pond and Open Space).

This section identifies land uses that may be allowed by zoning classification, defines permit requirements for each use, and provides basic site subdivision and layout standards. In addition to the requirements below, all development is subject to the entire Coastal LUDC.

### 2.3.1 RESIDENTIAL DEVELOPMENT

Medium Density Residential (RM) – 12 acres

Very High Density Residential (RH) – 21 acres

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**Land Use Policies:**

**Policy LU-12. Mix of Residential Densities and Types.** A mix of lot sizes, densities, and product types shall be provided consistent with the residential prototypes detailed in Figure 2-3. A variety of lot sizes and residential product types shall be a priority throughout residential areas.














**Policy LU-13. Residential Product Types.** A diversity of residential product types shall be developed as follows:

- a. Live-work units are encouraged in the Light Industrial district adjacent to the CBD; and
- b. A mix of rental and ownership housing is encouraged in RVH; and
- c. Co-housing is encouraged in RVH.

### A. Allowable Land Uses

The Residential Zoning Districts allow a mixed-density of residential uses, including single- and multi-family housing types. Table 2-2 identifies land uses allowed in the Residential zoning districts and the planning permit required to establish each use. A CDP is required for most development projects and shall be fully consistent with all applicable provisions of the certified Local Coastal Program (LCP). Where the last column in Table 2-2 (“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.

**FIGURE 2-3 RESIDENTIAL PROTOTYPE**

Housing Types Table					
	Standard Single Family	Small Single Family (Affordable)	Cohousing (Affordable)	Multifamily	Mixed Use Residential
Illustrative Photos					
					
					
Lot size	5,000 - 7,500 sf	3,500 - 5,000	2,500 - 4,000 SF	Not applicable	Not applicable
Building Floors	1 or 2	1 or 2	1 to 2	1 to 3	3 to 4
Units/ Acre	6 to 12	6 to 24	6 to 24	12 to 24	12 to 24
Description	Typical single family residential found in Fort Bragg often includes a second unit or alley house.	Small homes on small parcels can provide good starter homes for singles, couples and for senior retirement	Cohousing is an intentional community of private homes clustered around shared space. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces.	Multifamily residential includes separate housing units within one building or several buildings within one complex. Common forms are row housing and apartment buildings.	Mixed-Use residential includes separate housing units upstairs and commercial or retail space on the first floor. Typically located in the downtown area



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 of Tables 2-2 through 2-4 in addition to the applicable requirements of all chapters of the Specific Plan, the LCP, and the Citywide Design Guidelines.

**TABLE 2-2 RESIDENTIAL ZONING DISTRICTS: ALLOWED LAND USES AND PERMIT REQUIREMENTS**

<b>Key:</b> P Permitted Use, Zoning Clearance required, Subject to Development Limitations MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) S Permit requirement set by Specific Use Regulations - Uses not allowed			
Land Use <sup>1</sup>	Permit Required (RM) <sup>2</sup>	Permit Required (RVH) <sup>2</sup>	Specific Use Regulations
<b>Agricultural, Resource, &amp; Open Space Uses</b>			
Animal keeping	S	S	17.42.040
Crop production, horticulture, orchard, vineyard	P	P	
<b>Recreation, Education, &amp; Public Assembly Uses</b>			
Equestrian facility	-	-	
Golf course	-	-	
Meeting facility, public or private	UP	UP	
Park, playground	P	P	
Private residential recreation facility	MUP	MUP	
Library, Museum	-	P	
School - Private	UP	UP	
School - Public	P	P	
<b>Residential Uses<sup>3</sup></b>			
Single family residence	P	P	
Condominium conversion	P	P	
Home occupation	P	P	17.42.080
Live/work unit	-	-	
Mobile/manufactured home park	UP	UP	
Mobile/manufactured home	P	P	17.42.110
Multi-family housing 2 or 3 units	MUP	P	17.42.120
Multi-family housing 3 or more units	UP	P	17.42.120
Co-housing, 4 or more units	UP	P	17.42.120
Organizational housing (sorority, monastery, etc.)	UP	UP	
Residential accessory use or structure	P	P	17.42.160
Residential care facility for the elderly (RCFE)	UP	UP	
Second units	P	P	17.42.170
<b>Retail Trade</b>			

**Comment [MJ4]:** Planning Commission recommends that the City confirm with DTSC that crops production would be a permitted use on the Mill Site given clean up levels. Staff has reached out to DTSC and hopes to have an answer by the City Council meeting.

**TABLE 2-2 RESIDENTIAL ZONING DISTRICTS: ALLOWED LAND USES AND PERMIT REQUIREMENTS**

<b>Key:</b> P Permitted Use, Zoning Clearance required, Subject to Development Limitations MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) S Permit requirement set by Specific Use Regulations - Uses not allowed			
Land Use <sup>1</sup>	Permit Required (RM) <sup>2</sup>	Permit Required (RVH) <sup>2</sup>	Specific Use Regulations
Accessory retail and services	P	P	
Artisan shop	UP	UP	
Neighborhood market	UP	UP	17.21.060
Restaurant, café, coffee shop	UP	UP	17.21.060, 17.42.190
<b>Services</b>			
Child day care – Small family day care home	P	P	17.42.060
Child day care – Large family day care home	MUP	MUP	17.42.060
Child day care – Day care center	MUP	MUP	
Lodging – bed and breakfast inn (B&B), Vacation Home Rental	-	-	
Mortuary, funeral home (not including cremation)	-	-	
Personal services	-	-	
Public safety facilities	UP	UP	
<b>Services – Business &amp; Professional</b>			
Medical services – clinic, lab, urgent care	UP	UP	
Medical services – doctor office	UP	P	
Medical services – extended care	UP	UP	
Medical services – hospital	UP	UP	
Office – accessory	P	P	
Office – professional or administrative	-	up	
<b>Transportation, Communication, &amp; Infrastructure</b>			
Pipeline or transmission line	S	S	17.42.144
Utility facility	UP	UP	
Roof-mounted solar	P	P	
Wind equipment for on-site energy use	MUP	MUP	
Utility infrastructure	P	P	

- (1) See Fort Bragg Coastal LUDC Article 10 for land use definitions.
- (2) A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require a Coastal Development Permit (Section 17.71.045), Design Review approval (Section 17.71.050), a Building Permit, and/or other permit required by the Municipal Code.
- (3) All residential development shall comply with the Development Limitations section of Table 2-1
- (4) Subject to development limitations and limitations on location as shown in Figure 2-2, Land Use Plan

**B. Development 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 listed in Table 2-3 and Table 2-4, in addition to the applicable requirements of all chapters of the Specific Plan, the LCP, and the Citywide Design Guidelines.

**TABLE 2-3 NORTHERN DISTRICT: MINIMUM PARCEL SIZE STANDARDS**

Zoning District	Minimum Parcel Size				
	Block Length	Minimum Area	Minimum Width	Minimum Depth	Maximum Depth
Mill Site Residential (RMS)	All residential blocks shall be interrupted with a north-south directional alley, pedestrian path, plaza, or similar feature.	As determined by the Review Authority 10,000 square maximum	20 feet minimum for attached units with alley access; 35 feet minimum for detached units with alley access; 50 feet minimum for units without alley access; 70 feet for corner parcels.	70 feet	3 times width

**TABLE 2-4 RESIDENTIAL DISTRICT: DEVELOPMENT STANDARDS**

<b>Development Feature</b>	<b>RM Zoning District</b>	<b>RVH Zoning District</b>
<b>Density</b>	<i>Minimum and maximum number of dwelling units allowed on a single parcel</i>	<i>Minimum and maximum number of dwelling units allowed on a single parcel</i>
Minimum and Maximum	6 -12 units per acre	12-24 units per acre
<b>Setbacks</b>	<i>Minimum setbacks required as set forth below. See Section 17.30.100 for exceptions, reductions, and encroachments. See Chapter 17.42 for setback requirements applicable to specific land use.</i>	
Front	20 feet to garage, 15 feet street-facing façade	20 feet to garage, 15 feet street-facing façade
Side	5 feet	5 feet
Side Street Side	10 feet	10 feet
Rear	10 feet	10 feet
Garage	Require alley-loaded parking where feasible. If alley-loaded parking is infeasible, garage must be set back 5 feet from street-facing façade of primary structure.	Require alley-loaded parking where feasible. If alley-loaded parking is infeasible, garage must be set back 5 feet from street-facing façade of primary structure.
Accessory Structures	See Section 17.42.160 (Residential Accessory Structures).	See Section 17.42.160 (Residential Accessory Structures).
<b>Site Coverage</b>	<i>Maximum percentage of the total lot area that may be covered by structures and pavement.</i>	
Maximum coverage	50%	90%
Additional coverage	An additional 10% of the lot area may be covered with a MUP approval and with the review and approval of a drainage plan by the City Engineer.	NA
<b>Maximum Residential Unit Size</b>	3,000 Square feet per unit	3,000 Square feet per unit
<b>Floor Area Ratio (FAR)</b>	<i>Maximum FAR for non-residential structures as set forth below. No FAR limit for residential projects.</i>	<i>Maximum FAR for non-residential structures as set forth below. No FAR limit for residential projects.</i>
Maximum FAR	1.5	2.0
<b>Height limit</b>	<i>Maximum allowable height of structures as set forth below. See Section 17.30.060 for height measurement requirements, and height limit exceptions.</i>	
Maximum height	35 feet 28 feet adjacent to OS or PR zones	35 feet 28 feet adjacent to OS or PR zones
<b>Fencing</b>	See Section 17.30.050 (Fences, Walls, and Screening).	
<b>Landscaping</b>	See Section 17.34 (Multi-Family Parking Areas).	
<b>Parking</b>	See Section 17.36 (Parking and Loading).	
<b>Signs</b>	See Section 17.38 (Signs).	

### 2.3.2 COMMERCIAL ZONING DISTRICTS

The Mill Site Reuse Plan will establish the following commercial zoning districts:

- Mill Site Visitor (V) - 10 acres
- Central Business District (CBD) - 2 acres
- Coastal Dependent (DC) - 12 acres
- Highway Commercial (CH) - 8.2 acres
- Mill Site Employment (ME) - 9.8 acres

#### A. Allowable Land Uses

Table 2-5 identifies the land uses allowed in each commercial zone and the planning permit required to establish each use. A CDP is required for all development and shall be fully consistent with all applicable provisions of the certified LCP. Where the last column in Table 2-5 (“Specific Use Regulations”) includes a section number, the referenced section establishes other requirements and standards applicable to the use.

**TABLE 2-5 COMMERCIAL ZONING DISTRICTS: ALLOWED LAND USES AND PERMIT REQUIREMENTS**

Land Use <sup>1</sup>	Permit Required by District <sup>4</sup>					Specific Use Regulations
	CBD <sup>6</sup>	CH	DC	ME	V	
P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) S Permit requirement set by Specific Use Regulations - Uses not allowed						
<b>Agricultural, Resource, &amp; Open Space Uses</b>						
Aquaculture	-	-	UP	-	-	17.42.046
Crop production, horticulture, orchard, vineyard	P	P	P	P	P	
<b>Industry, Manufacturing &amp; Processing, Wholesaling</b>						
Laboratory - Medical, analytical, research, development, testing	-		UP	UP	-	
Artisan Craft Product Manufacturing & Sales	P	P	-	P	UP	
Brewery/restaurant	P	-	-	P	-	
Printing and publishing	P	-	-	P	-	
Light manufacturing facility	-	-	-	P	-	
Recycling - reverse vending machine	P		-	UP	-	17.42.150
Recycling - small large collection facility	-	-	-	UP	-	
<b>Recreation, Education, &amp; Public Assembly Uses</b>						
Campground, recreational vehicle (RV) park	-	-	-	-	H	
Commercial recreation facility - indoor	MUP	P	UP-	UP	UP	
Commercial recreation facility - outdoor	-	UP	UP-	-	UP	
Conference facility	UP	UP	UP	-	P	
Health/fitness facility	UP	UP	-	-	P-	
Library, museum, art gallery	P	P	P	P	P	

Comment [MJ5]: Check with DTSC if this is feasible.

Comment [MJ6]: Consider camping?

**TABLE 2-5 COMMERCIAL ZONING DISTRICTS: ALLOWED LAND USES AND PERMIT REQUIREMENTS**

Land Use <sup>1</sup>	Permit Required by District <sup>4</sup>					Specific Use Regulations
	CBD <sup>6</sup>	CH	DC	ME	V	
Meeting facility, public or private	UP	P	P	UP	UP	
Park, playground	P	P	P	P	P	
Community events	P	P	P	P	P	17.71.030
School – specialized education/training Private	UP <sup>2</sup>	UP	UP	UP	UP	
Sports and entertainment assembly	UP	UP	UP	-	UP	
Studio – art, dance, martial arts, music, etc.	P <sup>2</sup>	P	P	P	UP	
Theater	P	P	P	P	UP	
<b>Residential Uses</b>						
Emergency /transitional shelter	-	-	-	-	-	
Home occupation	P <sup>2</sup>	-	<del>P</del>	<del>P</del>	-	17.42.080
Live/work unit	MUP <sup>3</sup>	-	MUP	MUP <sup>3</sup>	-	17.42.090
Multi-family dwellings	UP <sup>2,3</sup>	UP	UP <sup>2,3</sup>	-	-	17.42.120
Residential care facility for the elderly (RCFE)	-	-	<del>UP<sup>2,3</sup></del>	-	-	
Rooming or boarding, 3 or more persons	-	-	MUP <sup>2</sup>	-	-	
Residential care	-	-	<del>UP<sup>2,3</sup></del>	-	-	
Residential component mixed-use project	UP <sup>2,3</sup>	P	UP <sup>2,3</sup>	-	-	17.42.100
<b>Retail Trade</b>						
Accessory retail and services	P	P	-P	UP	UP	17.42.100
Art, antique, and collectables stores	P	P	-	<del>P</del>	-	
Artisan shop	P	P	-	P	<del>P-</del>	
Auto and vehicle sales and rental	-	P	-	-	-	
Auto parts sales with no installation services	-	P	-	-	-	
Bar/tavern	UP	MUP	-	-	UP	
Big box retail	-	-	-	-	-	
Building and landscape materials sales – indoor	-	UP	-	-	-	17.42.130
Building and landscape materials sales – outdoor	-	UP	-	-	-	
Construction and heavy equipment sales and rental	-	UP	-	UP	-	17.42.130
Convenience or liquor store	UP	P	<del>UP</del>	-	UP	
Drive-through retail	UP-	UP	-	-	-	17.42.070
Farm supply and feed store	-	UP	-	-	-	
Fuel dealer (propane for home and farm use, etc.)	-	-	-	-	-	
Furniture, furnishings and appliance store	P	UP	-	-	-	
General retail - Less than 5,000 square feet	P	P	P <sup>5</sup>	-	-	
General retail - 5,000 square feet or larger	P	UP	-	-	-	
Groceries, specialty foods	P	P	P <sup>5</sup>	-	UP	
Mobile home, boat, or RV sales	-	UP	-	-	-	
Neighborhood market	P	-	-	-	UP	
Night club	UP	UP	-	-	UP	
Office supporting retail	P	-	-	-	-	

**TABLE 2-5 COMMERCIAL ZONING DISTRICTS: ALLOWED LAND USES AND PERMIT REQUIREMENTS**

Land Use <sup>1</sup>	Permit Required by District <sup>4</sup>					Specific Use Regulations
	CBD <sup>6</sup>	CH	DC	ME	V	
Outdoor retail sales and activities	MUP	-	MUP-	<del>MUP</del>	MUP	17.42.130
Restaurant, café, coffee shop	P	-	P	-	P	17.42.190
Retail sales accessory to wholesaling	-	-	-	P	-	
Second hand store	-	-	-	-	-	
Service station	-	UP	-	-	-	
Shopping center	-	-	-	-	-	
<b>Services – Business, Financial, &amp; Professional</b>						
ATM	P	P	P	P	P	
Bank, financial services	P	P	-	-	-	
Business support service	P	P	-	-	-	
Medical services – clinic, lab, urgent care	-	-	-	UP	-	
Medical services – doctor office	P <sup>2</sup>	UP	-	-	-	
Medical services – hospital	-	-	-	UP	-	
Office – accessory	P	p	P	P	P	
Office – processing and corporate	P <sup>2</sup>		-	-	-	
Office – professional or administrative	P <sup>2</sup>	p	-	-	-	
<b>Services – General</b>						
Accessory retail or services	P	P	P	P	P	
Adult day care	P <sup>2</sup>	UP	-	-	-	
Catering service	UP <sup>2</sup>	P	P	-	-	
Child day care – day care center	MUP	MUP	MUP	MUP	MUP	17.42.060
Drive-through service	-	UP	-	-	-	
Equipment rental	-	UP	P	UP	P	
Kennel, animal boarding	-	-	-	-	-	
Lodging – bed and breakfast inn (B&B)	-	P	UP	-	P	17.42.050
Lodging – hotel or motel, timeshare, condo hotel	-	UP	UP	-	UP	
Maintenance service – client site services	-	-	-	-	-	
Mortuary, funeral home (not including cremation)	-	-	-	-	-	
Personal services	P	MUP	UP-	-	-	17.21.060
Personal services – restricted	-	-	-	-	-	
Public safety facilities	UP <sup>2</sup>	P	UP	UP	UP	
Social service organization	P <sup>2</sup>		-	-	-	
Vehicle services – major repair/body work	-	UP	-	-	-	
Vehicle services – minor maintenance/repair	-	P	-	-	-	
Veterinary clinic, animal hospital	-	P	UP	-	-	
<b>Transportation, Communication, &amp; Infrastructure</b>						
Ambulance, taxi, or limousine dispatch facility	-		-	-	-	
Broadcasting studio	UP	-	-	UP	-	
Parking facility, public or commercial	P	P	P	P	P	

**TABLE 2-5 COMMERCIAL ZONING DISTRICTS: ALLOWED LAND USES AND PERMIT REQUIREMENTS**

P	Permitted Use, Zoning Clearance required					
MUP	Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
UP	Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
S	Permit requirement set by Specific Use Regulations					
-	Uses not allowed					
Land Use <sup>1</sup>	Permit Required by District <sup>4</sup>					Specific Use Regulations
	CBD <sup>6</sup>	CH	DC	ME	V	
Pipeline or transmission line	S	S	S	S	S	17.42.144
Solar, <del>wind geothermal Facilities</del>	P	P	P	P	P	
Telecommunications facility	S	S	S	S	S	17.44
Transit station	UP	UP	-	UP	P	
Utility facility	P	P	P	P	P	
Wind equipment <del>and geothermal Facilities</del> for on-site energy use	MUP		MUP	MUP	MUP	

- (1) See Fort Bragg Coastal LUDC Article 10 for land use definitions.
- (2) Use fronting Redwood Avenue extension is allowed only on second or upper floors or back of parcel in compliance with Section 17.22.060.B (Limitation on Location of Allowable Uses).
- (3) Not permitted use on ground floor of restricted area as shown in Figure 2-2, Land Use Plan.
- (4) A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require a Coastal Development Permit (Section 17.71.045), Design Review approval (Section 17.71.050), a Building Permit, and/or other permit required by the Municipal Code.
- (5) Allowed only on Redwood Avenue frontage.
- (6) Land uses and development also subject to Section 17.22.060 (CBD Frontage and Facade Standards).

**C. Development 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 of Table 2-6 and Table 2-7, in addition to the applicable requirements of all chapters of the Specific Plan, the LCP, and the Citywide Design Guidelines.

**TABLE 2-6 NEW COMMERCIAL ZONING DISTRICT: MINIMUM PARCEL SIZE STANDARDS**

Zoning Districts	Minimum Parcel Size				
	Block Length	Minimum Area	Minimum Width	Minimum Depth	Maximum Depth
DC	No minimum	10,000 square feet	100 feet	150 feet	Determined by the review authority during the subdivision process, consistent with the Coastal General Plan.
ME	No minimum	10,000 square feet	100 feet	150 feet	
V	As illustrated in Land Use Plan	10,000 square feet	100 feet	150 feet	



**TABLE 2-7 NEW COMMERCIAL ZONING DISTRICT: DEVELOPMENT STANDARDS**

REQUIREMENT BY ZONING DISTRICT			
Development Feature	ME Mill Site Employment	DC (Coastal Dependent)	V (Visitor)
<b>Density</b>	Maximum number of dwelling units allowed on a single parcel.		
Minimum and Maximum <sup>1</sup>	Non permitted	15 live/work units per acre	None permitted
<b>Setbacks</b>	Minimum and, where noted, maximum setbacks required for primary structures. See Section 17.30.100 for exceptions to these requirements.		
Front	Maximum of 5 feet from back edge of sidewalk.		30 feet from Parks 10 feet elsewhere
Side	None required		
Side Street Side	30 feet abutting a parks zone, None required elsewhere	30 feet abutting a parks zone, None required elsewhere	30 feet abutting a parks zone, None required elsewhere
Rear	30 feet abutting a parks zone, 10 feet elsewhere		
<b>Site Coverage</b>	Maximum percentage of the total lot area that may be covered by structures and pavement.		
Maximum Coverage	no limitation	no limitation	no limitation
<b>Floor Area Ratio (FAR)</b>	Maximum FAR allowed. May be increased with Use Permit approval (for excellent design or job creation).	Maximum FAR allowed.	Maximum FAR allowed. May be increased with Use Permit approval to accommodate housing units and/or live-work units up to the maximum density allowed in the zone.
Maximum FAR	1	0.5	0.5
<b>Height Limit</b>	Maximum allowable height of structures. See Section 17.30.060 for height measurement requirements and height limit exceptions.		
<b>Maximum Height</b>	28 feet; 35 feet with Use Permit approval	35 feet; 45 feet with Use Permit approval	28 feet, 35 feet with Use Permit approval
<b>Fencing</b>	See Section 17.30.050 (Fences, Walls, and Screening)		
<b>Landscaping</b>	See Chapter 17.34 (Landscaping Standards)		
<b>Parking Lot Landscaping</b>	10% of gross area of parking lot shall be landscaped. Minimum 1 parking lot tree per every 5 parking spaces.		
<b>Street Trees</b>	One per 30-foot length of right-of-way. Review authority may modify this requirement depending on the chosen tree species.		
<b>Parking</b>	See Chapter 17.36 (Parking and Loading)		

<sup>1</sup> The total residential development within the Central District is limited to 290 units and 225,000 square feet of commercial industrial development as specified in the Development Limitations table (Table 2-1); see 17.43 for a discussion of how to determine if there are sufficient units and SF available to allow a proposed project.

**TABLE 2-7 NEW COMMERCIAL ZONING DISTRICT: DEVELOPMENT STANDARDS**

REQUIREMENT BY ZONING DISTRICT			
Development Feature	ME Mill Site Employment	DC (Coastal Dependent)	V (Visitor)
Signs	See Chapter 17.38 (Signs)		

**2.3.3 INDUSTRIAL ZONING**

Industrial zoning on the Mill Site would include the following:

- Timber Resources Industrial (IT) – 41 acres
- Heavy Industrial (IH) – 22 acres
- Light Industrial (IL) – 7 acres
- Urban Reserve (UR) – 92 acres

**A. Allowable Land Uses**

Table 2-8 identifies the industrial land uses and the planning permit required to establish each use. A CDP will be required for all development projects and each CDP shall be fully consistent with all applicable provisions of the certified LCP. Where the last column in Table 2-8 (“Specific Use Regulations”) includes a section number, the referenced section establishes additional requirements and standards applicable to the use.

**TABLE 2-8 INDUSTRIAL DISTRICTS: ALLOWED LAND USES AND PERMIT REQUIREMENTS**

Key:					
P Permitted Use, Zoning Clearance required					
MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
S Permit requirement set by Specific Use Regulations					
– Uses not allowed					
Land Use <sup>1</sup>	Permit Required by District <sup>3</sup>				Specific Use Regulations
	IL	TI	IH	UR	
<b>Agricultural, Resource, &amp; Open Space Uses</b>					
Aquaculture	UP	UP	UP	-	17.42.046
Crop production, horticulture, orchard, vineyard	P	P	P	P	
<b>Industry, Manufacturing &amp; Processing, Wholesaling</b>					
Agricultural product processing	UP	P	P	-	17.42.030
Artisan/craft product manufacturing	P	UP	UP	-	
Boat and ship construction, repair, maintenance	P	-	P	-	
Construction contractor	P	-	P	-	
Brewery/Restaurant	P	-	UP	UP <sup>4</sup>	
Fish processing	P	-	P	-	
Laboratory – medical, analytical, research, development, testing	P	-	P	UP <sup>4</sup>	
Laundry, dry cleaning plant	UP	-	UP	-	
Lumber and wood product manufacturing	UP	P	P	-	
Manufacturing/processing – heavy intensity	UP	-	P	-	

Comment [MJ7]: Check with DTSC

**TABLE 2-8 INDUSTRIAL DISTRICTS: ALLOWED LAND USES AND PERMIT REQUIREMENTS**

<b>Key:</b>					
P Permitted Use, Zoning Clearance required					
MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
S Permit requirement set by Specific Use Regulations					
- Uses not allowed					
Land Use <sup>1</sup>	Permit Required by District <sup>3</sup>				Specific Use Regulations
	IL	TI	IH	UR	
Manufacturing/processing - light intensity	P	-	P	UP <sup>4</sup>	
Manufacturing/processing - medium intensity	P	-	P	-	
<u>Cannabis manufacturing</u>	<u>UP</u>	<u>UP?</u>	<u>UP?</u>	<u>UP?</u>	<u>17.42</u>
Media production	P	-	P	-	
Petroleum product storage and distribution	-	-	P	-	
Printing and publishing	P	-	P	-	
Recycling - large collection facility	UP	-	UP	-	17.42.150
Recycling - small facility	P	-	P	-	17.42.150
Storage - outdoor	UP	UP	UP	UP <sup>4</sup>	17.42.140
Storage - Personal storage facility (mini Storage)	UP	-	P	-	
Storage - warehouse	UP	-	P	-	
Wholesaling and distribution	P	-	P	-	
<b>Recreation, Education, &amp; Public Assembly Uses</b>					
Commercial recreation facility - indoor	UP	UP	-	-	
Commercial recreation facility - outdoor	UP	UP	-	UP <sup>4</sup>	
Health/fitness facility	UP	-	-	-	
Hiking/riding trail	P	P	P	P	
Library, museum	-	-	-	-	
Meeting facility, public or private	UP	-	-	UP <sup>4</sup>	
Park, playground	-	-	-	-	
School - specialized education/training/college	UP	-	UP	UP <sup>4</sup>	
Sports and entertainment assembly	-	-	UP	-	
Temporary events	P	P	P	P	17.71.030
<b>Residential Uses</b>					
Caretaker quarters	UP	UP	UP	UP	
Live/work unit	UP	-	-	-	
<b>Retail Trade</b>					
Artisan shop	-	-	-	-	
Auto and vehicle sales and rental	-	-	-	-	
Auto parts sales	-	-	-	-	
Bar/tavern	-	-	-	-	
Big box retail	-	-	-	-	
Building and landscape materials sales - indoor	P	-	P	-	17.42.130
Building and landscape materials sales - outdoor	UP	-	P	-	
Construction and heavy equipment sales and rental	UP	-	P	-	17.42.130
Convenience store	-	-	-	-	

**Comment [MJ8]:** Planning Commission was uncertain where cannabis manufacturing should be allowed on the Mill Site.

**Comment [MJ9]:** Zoning for potential golf course and other outdoor recreational activities.

**Comment [MJ10]:** Zoning for college or specialized school.

**TABLE 2-8 INDUSTRIAL DISTRICTS: ALLOWED LAND USES AND PERMIT REQUIREMENTS**

<b>Key:</b>					
P Permitted Use, Zoning Clearance required					
MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
S Permit requirement set by Specific Use Regulations					
- Uses not allowed					
Land Use <sup>1</sup>	Permit Required by District <sup>3</sup>				Specific Use Regulations
	IL	TI	IH	UR	
Farm supply and feed store	P	-	P	-	
Fuel dealer (propane for home and farm use, etc.)	P	-	-	-	
Groceries	-	-	-	-	
General retail	-	-	-	-	
Marine hardware and supplies sales	P	-	P	-	
Mobile home or RV sales	-	-	P	-	
Office	-	-	-	-	
Office – accessory	P	P	P	P	
Office – processing and corporate	P	-	P	-	
Outdoor retail sales	UP	-	-	-	17.42.130
Restaurant, café, coffee shop	-	-	-	-	17.42.190
Retail sales accessory to wholesaling	MUP	-	MUP	-	
Service station	-	-	-	-	
<b>Services – Business, Financial, &amp; Professional</b>					
ATM	p	-	P	-	
Business support service	P	-	P	-	
<b>Services – General</b>					
Equipment rental	P <sup>2</sup>	-	-	-	
Kennel, animal boarding	UP	-	-	-	
Laboratory/clinic	-	-	-	-	
Medical services, doctor's office	-	-	-	-	
Medical Services, Clinic	-	-	-	UP <sup>4</sup>	
Hospital	UP	-	-	UP <sup>4</sup>	
Maintenance service – client site services	P <sup>2</sup>	-	-	-	
Public safety facilities	P	-	UP	-	
Repair service – equipment, large appliances, etc.	P <sup>2</sup>	-	P	-	
Vehicle services – major repair/body work	UP	-	P	-	
Vehicle services – minor maintenance/repair	P	-	P	-	
Veterinary clinic, animal hospital	P	-	P	-	
<b>Transportation, Communication, &amp; Infrastructure</b>					
Ambulance, taxi, or limousine dispatch facility	P	-	P	-	
Boat launching facility	-	-	-	-	
Broadcasting studio	P	-	-	-	
Train terminal	P	P	-	-	
Harbor and marina facilities	-	-	-	-	
Parking facility, public or commercial	P	P	P	P	
Pipeline or transmission line	S	S	S	S	17.42.144

Comment [MJ11]: Zoning for hospital relocation.

**TABLE 2-8 INDUSTRIAL DISTRICTS: ALLOWED LAND USES AND PERMIT REQUIREMENTS**

<b>Key:</b>					
P Permitted Use, Zoning Clearance required					
MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060)					
S Permit requirement set by Specific Use Regulations					
- Uses not allowed					
Land Use <sup>4</sup>	Permit Required by District <sup>3</sup>				Specific Use Regulations
	IL	TI	IH	UR	
Solar & wind equipment for on-site energy use	P	P	P	P	
Telecommunications facility	S	S	S	S	17.44
Transit station	P	P	P	P	
Utility facility	UP	UP	UP	UP	
Vehicle storage	UP	-	-	-	

- (1) See Fort Bragg Coastal LUDC 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.
- (4) Proposed Development must comply with additional findings as defined in Policy LU-2.4, and is limited to a total of 40,000 SF total within the Urban Reserve zone.
- (5) May be approved as an interim use.

Comment [MJ12]: 40,000 or 100,000 SF?

**B. Development 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 2-9 and 2-10, in addition to the applicable requirements of the Specific Plan, the LCP, and the Citywide Design Guidelines.

**TABLE 2-9 INDUSTRIAL: MINIMUM PARCEL SIZE STANDARDS**

Zoning District	Minimum Parcel Size			
	Minimum Area	Minimum Width	Minimum Depth	Maximum Depth
Light Industrial (IL)	5,000 square feet	50 feet	100 ft	3 times width
Timber Resources Industrial (IT)	5 acres	NA	NA	
Heavy Industrial (HI)	5,000 square feet	50 feet	100 feet	
Urban Reserve (UR)	5 acres	NA	NA	

**TABLE 2-10 INDUSTRIAL: DEVELOPMENT STANDARDS**

Requirements by District				
Development Feature	IL	IT	IH	UR
Residential Density	Maximum number of dwelling units allowed on a parcel.			

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**TABLE 2-10 INDUSTRIAL: DEVELOPMENT STANDARDS**

Requirements by District				
Development Feature	IL	IT	IH	UR
Minimum and Maximum	15 live work units/acre	1 caretaker unit	1 caretaker unit	1 caretaker unit
<b>Setbacks<sup>1</sup></b>	Minimum and, where noted, maximum setbacks required for primary structures. See Section 17.30.100 for exceptions to these requirements.			
Front	30 feet Main Street, 15 feet everywhere else	30 feet from OS and PR zone, 15 feet everywhere else	30 feet from OS and PR zone, 15 feet everywhere else	30 feet from OS and PR zone, 15 feet everywhere else
Side	10 feet, 30 feet from OS and PR zone			
Side Street Side	10 feet, 30 feet from OS and PR zone			
Rear	10 feet if adjacent to an alley; 30 feet from OS and PR zones	30 feet from OS and PR zone, 10 feet everywhere else	30 feet from OS and PR zone, 10 feet everywhere else	30 feet from OS and PR zone, 10 feet everywhere else
<b>Floor Area Ratio (FAR)</b>	Maximum FAR allowed			
Maximum FAR <sup>1</sup>	0.4	0.4	0.4	NA
<b>Height Limit</b>	Maximum allowable height of structures. See Section 17.30.060 for height measurement requirements and height limit exceptions.			
Maximum Height	35 feet. 45 feet with Use Permit approval.	35 feet. 60 feet with Use Permit approval.		24 feet
Fencing	See Section 17.30.050 (Fences, Walls, and Screening)			
Landscaping	See Chapter 17.34 (Landscaping Standards)			
Parking	See Chapter 17.36 (Parking and Loading)			
Signs	See Chapter 17.38 (Signs)			

FAR may be increased through a density transfer as described by Policy LU-25

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### 2.3.4 OPEN SPACE ZONING DISTRICTS

Open Space and Parks and Recreation zoning on the Mill Site would include the following:

- Parks & Recreation (PR) - 94 acres
- Open Space (OS) - 65 acres

#### A. Allowable Land Uses

Table 2-11 identifies the land uses allowed in the OS and PR zones and the planning permit required to establish each use. A CDP will be required for most development projects, and each CDP shall be fully consistent with all applicable provisions of the certified LCP. Where the last column in Table 2-11 (“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.

**TABLE 2-11 MILL POND AND OPEN SPACE DISTRICT: ALLOWED LAND USES AND PERMIT REQUIREMENTS**

<b>Key:</b> P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) UP Use Permit required (see Fort Bragg Municipal Code Section 17.71.060) S Permit requirement set by Specific Use Regulations - Uses not allowed			
Land Use <sup>1</sup>	Open Space	Parks & Rec	Specific Use Regulations
<b>Agricultural, Resource, &amp; Open Space Uses</b>			
Animal Keeping	S	S	17.42.040
Nature preserve	P	P	
<b>Recreation, Education, &amp; Public Assembly Uses</b>			
Equestrian facility	UP	UP	
Hiking and/or biking trail	P	P	
Meeting facility, public or private	UP	UP	
Park, playground	UP	p	
Library, Museum, Interpretive	UP	UP	
Sports & Active Recreation	UP	UP	
Outdoor assembly area	UP	P	
Community events	P	P	17.71.030
Accessory Retail or services	-	P	
Accessory Office	P	P	
<b>Transportation, Communication, &amp; Infrastructure</b>			
Pipeline or transmission line	S	S	17.42.144
Telecommunications Facility	P	P	
Wind or solar equipment for on-site energy use	MUP	MUP	
Utility infrastructure	P	P	

(1) See Fort Bragg Coastal LUDC Article 10 for land use definitions.

- (2) A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require a Coastal Development Permit (Section 17.71.045), Design Review approval (Section 17.71.050), a Building Permit, and/or other permit required by the Municipal Code.

### **B. Development Standards**

The minimum area and dimensions for new parcels in the Mill Pond and Open Space District shall be determined by the City through the subdivision process. Development standards shall be determined by the City through the coastal development and design review process for a project.