



## **CITY OF FORT BRAGG**

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### **COUNCIL COMMITTEE ITEM SUMMARY REPORT**

**MEETING DATE:** July 26, 2016  
**TO:** Community Development Committee  
**FROM:** Scott Perkins  
**AGENDA ITEM TITLE:** Receive Report and Provide Recommendation to City Council  
Regarding Update to the Inland Land Use and Development Code  
Land Use Tables

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#### **Background**

Every few years, the City updates the Inland Land Use and Development Code (ILUDC) to fix identified problems and ensure that the code implements the policy goals of City Council. On June 16, 2016, the Community Development Department held two Zoning Code Update Workshops, inviting community members to contribute their ordinance update ideas and concerns. Additionally, the Community Development Committee convened on June 28, 2016, to discuss various policies the code update should address.

At each of these meetings, discussion led to the Land Use Tables found in Article 2 of the ILUDC. These tables depict which uses are permitted in which zoning districts, and what permitting is necessary to allow a business in a particular zoning district. The Community Development Committee recommended adjusting the tables to be generally more permissible of development by allowing more uses in more districts, and loosening the permitting restrictions on uses unlikely to cause negative impacts. Staff has generated a draft revision of the Land Use Tables for Community Development Committee review.

#### **Land Use Table Update**

**Attachment 1** contains the draft updates to the Land Use Tables. The following legend describes the changes proposed by staff:

- Green cells: proposed change to a "Permitted Use"
- Yellow cells: proposed change to a "Minor Use Permit"
- Orange cells: proposed change to a "Use Permit"

The text within the cell has not been changed, and represents the current permit requirements for the use in the Land Use Tables.

The proposed changes would relax regulation and permitting requirements of many land uses to make it easier to open new businesses. In order to identify if the proposed changes might conflict with the character of the existing zoning districts, staff reviewed the definition of each use type against the purpose of each zoning district, as defined in Article 2 of the ILUDC.

### **Community Development Committee Input**

Staff seeks the following input from CDC:

1. Review the ILUDC Land Use Table proposed revisions.
2. Provide direction to staff regarding the proposed revisions and their inclusion in the full ILUDC update.

### **Attachments**

Attachment 1: ILUDC Land Use Tables – Proposed Revisions

Attachment 2: Zoning District Purposes