

Draft: ~~10-2012~~ 10-2015-2018

# Land Use Development Policies & Standards

## 2



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*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 ~~areadistrict~~ based framework for the urban form and structure of the Plan Area. Each ~~areadistrict~~ is intended to serve distinct specific land use goals while seamlessly connecting to and relating to the other ~~districtsareas~~ and the existing city. Each of the four ~~distinct districtsareas~~, shown in Figure 2-1, includes ~~specific~~ 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 DistrictArea**, 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 District area** ~~will serve as a western extension of the existing downtown while complementing and supporting existing downtown uses. This lively mixed-use district~~ 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 ~~areal arts~~, community park, and ~~the~~ coastline. The community park will accommodate a farmers' market and other community events, thereby anchoring activity in this district.

~~The Mill Pond and Open Space District will provide open space, native habitat, public access, ocean and beach access, and opportunities for passive recreation. This district will provide for the restora-~~



**Comment [MJ1]:** Eliminate district language to simplify plan.

**Comment [MJ2]:** This issue of the extension of the downtown will be addressed at a joint City Council Planning Commission meeting

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~~tion of the Mill Pond Complex (approximately 20 acres) to a more natural system including daylighting of Maple Creek and the restoration and creation of seasonal wetlands, riparian habitat and coastal grassland and shrub habitats. The Maple Creek restoration project will provide beneficial native riparian and upland habitat and stormwater treatment and detention benefits.~~

The **Southern District area** will preserve 65 acres for open space and 64 acres for public coastal access. It will ~~also~~ provide ~~expanded~~ opportunities to increase the community's employment base. This ~~district area~~ will offer ~~significant space~~ 90 acres for new research, education, commercial, ~~timber~~ and ~~light~~ industrial uses. The Southern ~~District area~~ will also reserve ~~80-50~~ 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, ~~only~~ interim uses ~~and "the Bid Idea" a research and education center, and a hotel/resort~~ are permissible within the Urban Reserve zone.

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.

**Comment [MJ3]:** Included in Southern Area. Not as its own district.

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## 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 District**
  - ~~– Urban Reserve (UR) – 42 acres~~
  - ~~– Parks & Recreation (PR) - 13 acres~~
  - ~~– Mill Site Medium Density Residential (RMS) – 8 acres~~
  - ~~– Neighborhood Commercial (CN)~~
  - ~~– Parks & Recreation (PR)~~
- **Central District Area**
  - ~~– Mill Site Central Business District (CBDMS)~~
  - ~~– Very Mill Site Residential High Density Residential (RHMS) – 21 acres~~
  - ~~– Parks & Recreation (PR) - 15 acres~~
  - ~~– Mill Site Visitor (VMS) – 10 acres~~
  - ~~– Mill Site Industrial Arts Light Industrial (ILAMS) – 7 acres~~
  - ~~– Central Business District (CBD) - 2 acres~~
  - ~~– Parks & Recreation (PR)~~
  - ~~– Open Space (OS)~~
- **Southern District Area**
  - ~~– Open Space (OS) – 65 acres~~
  - ~~– Parks & Recreation (PR) - 64 acres~~
  - ~~– Urban Reserve (UR) – 50 acres~~
  - ~~– Timber Resources Industrial (IT) – 41 acres~~

**Comment [MJ4]:** Changed to use existing land use designations and zoning regulations rather create a bunch of new designations. Created new zoning districts, where the zoning intent is different than that of our existing zoning districts.

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- ~~– Heavy Industrial (IMS) – 22 acres~~
- ~~– Coastal Dependent – 12 acres~~
- ~~– Mill Site Highway Commercial (CHMS) – 8.2 acres~~
- ~~– Mill Site Industrial (IMS)~~
- ~~– Mill Site Employment (MEMS) – 9.8 acres~~
- ~~– Medium Density Residential (RM) – 4 acres~~
- ~~– Mill Site Urban Reserve (URMS)~~
- ~~– Open Space (OS)~~
- ~~– Mill Pond and Open Space District~~
- ~~– Open Space (OS)~~

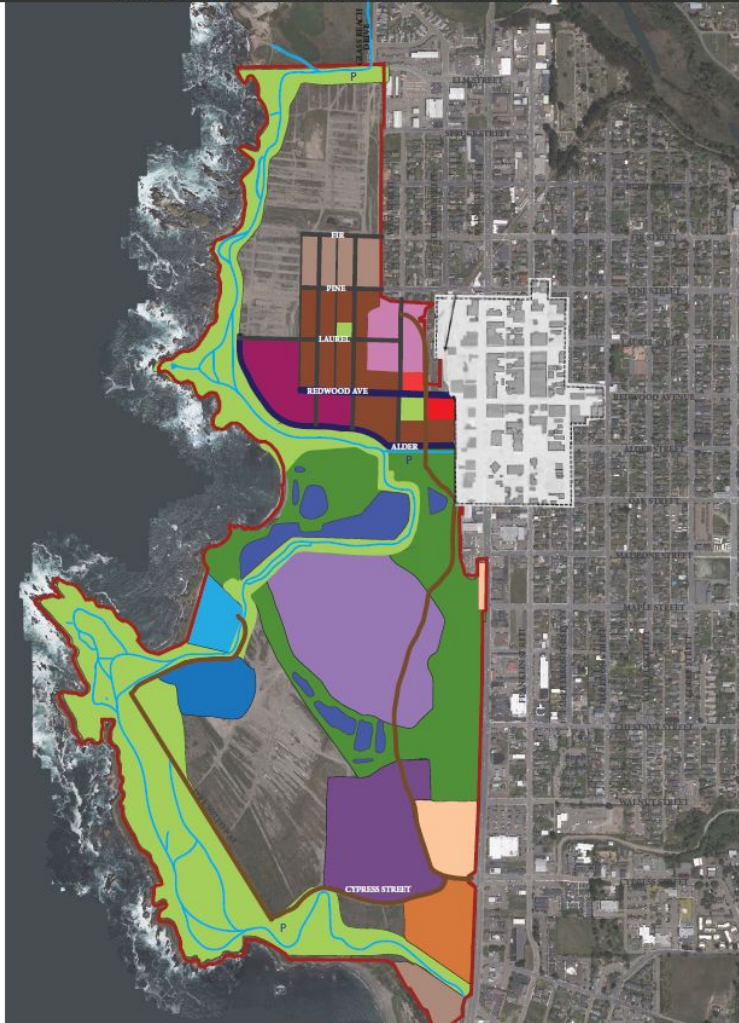
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FIGURE 2-2 ~~LAND USE PLAN~~ MILL SITE REUSE LAND USE MAP ~~SUBJECT TO REVISION~~

### Mill Site Reuse: Land Use Map 5-2018



Transportation		Low Density Residential		Light Industrial		Parks	
Existing		High Density Residential		Visitor		Open Space	
Roads		Central Business District		Coastal Dependent		Ponds	
Multi-use Trail		Highway Commercial		Mill Site Employment		Urban Reserve	
Parking				Timber Resources			
Proposed				Public Facilities			
Primary Streets							
Residential Street							
Residential Alley							

**Mill Site**  
LAND USE PLAN

Please note that the street grid illustrated below reflects changes made to accommodate the restoration of Maple Creek. The street grid in the remaining figures of this draft Specific Plan will be updated to match this street layout.



Land Use Development  
~~Standards~~ Policies

2

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### 2.1.2 LAND USE DESIGNATIONS AND ZONING CLASSIFICATIONS

Each land use designation and zoning classification is described below.

- ~~Mill Site~~ **Medium Density Residential (RMS)**. ~~This land use designation extends from the existing West Fort Bragg neighborhood to the coast.~~ Permitted housing types include single-family, duplex, triplex, townhouse, co-housing, and limited apartment units ~~multi-family~~. The allowable density range is 63 to 15 units per acre, ~~and only 210 units are allowed in total in this designation.~~ The designation will accommodate a variety of housing types and a mix of lot sizes. ~~Limited neighborhood-serving commercial may be permitted in the designated area at the end of Elm Street.~~ The corresponding zoning classification for this land use designation is ~~Mill Site~~ **Medium Density Site Residential (RMS)**.
- ~~Mill Site~~ **Mixed-Use Very High Density Residential (RHMSRVH)**. 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 324 units per acre. ~~The maximum allowable number of units is 200 residential units for this designation.~~ The corresponding zoning classification for this land use designation is ~~Mill Site Residential~~ **Very High Density (RHMSRVH)**.
- ~~Mill Site~~ **Central Business District (CBDMS)** 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 ~~near the~~ adjacent to the downtown core, encourages lively mixed-use development. Residential uses, of 15 to 30 up to 40 units per acre, are encouraged on upper floors and/or on the ground floors at the rear of buildings. ~~The maximum number of allowable residential units is 40 units in this designation.~~ The corresponding zoning classification for this land use designation is ~~Mill Site~~ **Central Business District (CBDMS)**.
- ~~Mill Site~~ **Visitor (VMS)**. 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 ~~Mill Site~~ **Visitor (VMS)**.
- ~~Mill Site~~ **Highway Commercial (CHMS)**. 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 ~~Mill Site~~ **Highway Commercial (CHMS)**.
- ~~Mill Site~~ **Heavy Industrial (HIMS)**. 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 ~~Mill Site~~ **Heavy Industrial (HIMS)**.

**Comment [MJ5]:** This is a typical zoning type in Fort Bragg, which is most suitable to the types of housing requested by the community

**Comment [MJ6]:** How much density does City Council want. This is a higher density than any other residential zoning district in Fort Bragg. Consider 24 units per acre, which is typical for Fort Bragg.



- ~~Mill Site Light Industrial Arts (LIAMS).~~ 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 ~~and 20 units in total for the designation.~~ The corresponding zoning classification for this land use designation is ~~Mill Site Light Industrial Arts (LIAMS).~~
- ~~Mill Site Urban Reserve (URMS).~~ This land use designation is intended to preserve land for future uses that will provide employment opportunities and expand the local economic base. ~~UThree~~ use types are permitted within this designation pursuant to the ~~following Specific Plan:~~ (1) ~~"a research and education center; The Big Idea" larger employers providing better than average wages;~~ (2) ~~150 rooms of hotel/resort development; renewable energy production (solar, cogeneration, wind, etc.);~~ and (3) interim uses (such as community events or ball fields) as authorized in the Coastal LUDC. ~~A maximum of 20 residential units are permitted in this zone to provide housing in conjunction with the research and education center.~~ 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 ~~Mill Site Urban Reserve (URMS).~~
- ~~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.
- ~~Mill Site Employment (EMS).~~ This land use designation is intended to allow a broad mix of employment generating uses to increase the employment base in Fort Bragg. Typical uses include research and development, office, light manufacturing, education, and health services. Residential and visitor serving land uses are not permitted. The corresponding zoning classification for this land use designation is Mill Site Employment (EMS).
- ~~Neighborhood Commercial (CN).~~ The CN zoning district is 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 corresponding zoning classification for this land use designation is Neighborhood Commercial (CN).
- ~~Open Space (OS).~~ This land use designation provides for the preservation of natural resources and habitats, stormwater management, and scenic resources. It also provides for passive recreation. This land use designation also provides for the restoration of the Mill Pond Complex (approximately 20 acres) to more natural conditions that include seasonal wetlands, a perennial stream, riparian habitat, and coastal grassland and shrub habitats. When completed, the restoration will also provide stormwater treatment and detention benefits. The designation will also provide public access, ocean and beach access, and opportunities for passive recreation. The maximum floor area ratio (FAR) is 0.1. The corresponding zoning classification for this land use designation is Open Space (OS).

**Comment [MJ7]:** Should we establish specific zoning for the Noyo Center? Or leave it in the Urban Reserve?

**Comment [MJ8]:** Does council want to retain the flexibility to allow a hotel in the Urban Reserve?

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**Comment [MJ9]:** Eliminated as Neighborhood Commercial is no longer shown on the Land Use Plan Alternatives.



- ~~**Parks and Recreation (PR).** This land use designation is for both active and passive recreation and community facilities such as ball fields, farmers' market pavilion, amphitheater, and central square. Allowable land uses are limited to recreational and community uses, and the structures needed to support those uses and facility and site maintenance. The maximum FAR is 0.25. The corresponding zoning classification for this~~ land use designation is Parks and Recreation (PR)

## 2.2 General Development Policies Development Limitations

Development within the Plan Area shall be limited to the Development Limitations of Table 2-1, which identifies the maximum permitted development within the Northern, Central and Southern districts for each use type.

### Land Use Density/Intensity and Phasing Policies:

**Policy LU-1. Maximum Development.** Total development within the Plan Area shall be limited to the square footages and the maximum number of dwelling and lodging units specified in Table 2-1 below.

**TABLE 2-1 DEVELOPMENT LIMITATIONS**

	Land Area (acres)	Residential (units)	Commercial/ Industrial (square feet) <sup>1</sup>	Lodging (rooms)
<b>Northern District</b>				
Mill Site Residential Zoning: Mill Site Residential	20.0	240	1	1
Park and Pond Area Zoning: Parks and Recreation (PR)	4.6	1	1	1
Greenway Zoning: Open Space	1.1	1	1	1
Neighborhood Commercial Zoning: Mill Site Residential	0.5	1	5,500	1
Right of Way (not including alleys)	15.4	1	1	1
<b>Subtotal</b>	<b>42.5</b>	<b>240</b>	<b>5,500</b>	<b>1</b>
<b>Central District</b>				
Mill Site Mixed-Use Residential Zoning: Mill Site Mixed-Use Residential	13.0	224	10,000	1
Mill Site Central Business District Zoning: Mill Site Central Business District	2.0	46	90,000	1
Mill Site Industrial Arts Zoning: Mill Site Industrial Arts <sup>2</sup>	6.4	20	65,000	1
Mill Site Visitor Zoning: Mill Site Visitor	13.2	1	60,000	300
Park including area to accommodate farmers' market and event pavilion Zoning: Parks and Recreation (PR)	3.6	1	1	1
Greenway Zoning: Open Space	0.4	1	1	1
Right of Way (not including alleys)	18.0	1	1	1
<b>Subtotal</b>	<b>60.3</b>	<b>290</b>	<b>225,000</b>	<b>300</b>
<b>Southern District</b>				
Urban Reserve (allows one hotel/resort, research/education center, and limited interim uses) Zoning: Mill Site Urban Reserve	92.1	20 <sup>3</sup>	80,000	150
Mill Site Industrial Zoning: Mill Site Industrial	25.1	1	230,000	1
Mill Site Highway Commercial Zoning: Mill Site Highway Commercial	11.1	1	125,000	1
Mill Site Employment Zoning: Mill Site Employment	16.0	1	130,000	1

**Comment [MJ10]:** As the City will not complete an environmental document for this project, staff recommends eliminating the Development Limitations Table. This is an awkward planning tool as it could result in undevelopable parcels, as the development limitation could be taken up by prior developments. It is more typical to let the zoning ordinance tools of maximum units/acre, set-backs, height limit, lot coverage ratio and FAR limit development instead.



Riparian/Open Space Area	16.7			
Zoning: Open Space				
Right of Way	18.0			
Subtotal	180.8	20	565,000	150
Open Space and Roads				
Mill Pond Area	35.1			
Zoning: Open Space				
Subtotal	35.1			
TOTAL SPECIFIC PLAN BUILDOUT	348.7	520	705,500	450
North Parkland	25.0			
South Parkland	57.0			
Subtotal	82.0			
TOTAL SPECIFIC PLAN STUDY AREA	400.7	520	705,500	450

(1) Square footage does not include area associated with lodging rooms, residential units, or public facilities.

(2) Includes square footage to accommodate an industrial/performing arts center.

(3) The residential units must be in association with a research and education center.

~~The development limitation of 240 residential units does not include second units. Second units may be developed in addition to the 240 residential units in the northern district. Second units are only permitted on lots of at least 6,000 SF in area. And second units must comply with all the requirements of the Coastal LUDC relating to second units.~~

**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 shall occur 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-2, 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. (See policies in Chapter 8, Implementation and Phasing, for more details regarding phasing.)

**Policy LU-3. Density and Intensity of Development.** The density and intensity of all development shall be consistent with the standards included in Tables 2-4, 2-7, and 2-10.

**Policy LU-4. Provide for "the Big Idea" on the Mill Site.** The City Council may ~~reassign-permit~~ up to 40,000 square feet of ~~the additional new development~~ development limitation (as shown in Table 2-1 in Chapter 2) that is currently allocated to in the Urban Reserve to a comparable or high-quality job-generating uses, or, in the Urban Reserve or a different zone in the Southern District in order to accommodate a significant employer in the Plan Area. The City Council may also, with the concurrence of the property owner, ~~reassign up to 50,000 square feet of the development limitation specified in Table 2-1 that are currently dedicated to the Mill Site Employment zone within the Southern District to a comparable high-quality job-generating use in order to accommodate a significant employer in the Plan Area.~~ The significant high-quality job-generating use of up to 940,000 square feet could be accommodated in the Southern District Urban Reserve and/or Mill Site Employment zones. This reassignment of the development limitations would be

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**Comment [MJ11]:** This could significantly constrain any new use in the southern district that the City Council may want. Consider revising as noted to provide Council with more flexibility.

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**Comment [MJ12]:** Do we still want this phasing policy, now that the central and southern district have largely distinct and non competitive zoning? I suggest that this policy be deleted.

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~~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-4.** adopted by City Council resolution and would not require a Specific Plan amendment or Local Coastal Program (LCP) amendment.~~

**Policy LU-5. Pre-Application Conference.** Before submitting a development application for any proposed development within the Plan Area, potential applicants ~~shall 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.

**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.

~~**Policy LU-5.** [All Plan Area development applications shall include an assessment of the relationship of the proposed development to the Specific Plan development limitations (e.g., the percentage of the development limitations that will be achieved if the proposed project is approved) for the applicable district. Proposed~~

**Comment [MJ13]:** We should establish standards for Big Idea uses. Please review these and let me know if you want more or better standards.

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**Comment [MJ14]:** All of these were cut from later sections of the document and consolidated here for ease of review.

**Comment [MJ15]:** Consider deleting if development limitations table is eliminated.

~~development must conform to the allowable units or the allowable square footage totals identified as development limitations in Table 2-1.~~

~~**Policy LU 6. — Development Limitation Summary.** The City shall monitor and publish a summary of proposed and approved development in each district as a percentage of the development limitations detailed in Table 2-1. The City shall update the summary of approved and proposed development each time new development is approved in the Plan Area. The summary of development shall include a description of the development projects (uses, density and intensity, and timeline for completion) within each district.~~

Comment [MJ16]: See comment above.

## 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.

### ~~General Land Use Policy:~~

~~**Policy LU 7. — Requirements for All Development.** All development shall comply with the development standards established by the Specific Plan within each applicable zoning classification. All development shall also be subject to the provisions of the Fort Bragg Coastal General Plan, the Coastal LUDC and Citywide Design Guidelines.~~

### ~~2.3.1 NORTHERN DISTRICT RESIDENTIAL DEVELOPMENT~~

~~THE NORTHERN DISTRICT INCLUDES APPROXIMATELY 42 ACRES AND CONSISTS OF THE AREA SOUTH OF ELM STREET, NORTH OF PINE STREET, AND WEST OF THE EXISTING WEST FORT BRAGG RESIDENTIAL NEIGHBORHOOD. THE NORTHERN DISTRICT INCLUDES FOUR ZONING CLASSIFICATIONS: MEDIUM DENSITY RESIDENTIAL (RM), HIGH DENSITY RESIDENTIAL URBAN RESERVE (UR), PARKS AND RECREATION (PR), AND OPEN SPACE (OS).~~

#### ~~2.3.1~~

~~Medium Density Residential (RM) – 12 acres~~

~~Very High Density Residential (RH) – 21 acres~~

#### ~~Northern District Land Use Policies:~~

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

~~**Policy LU-8. c. Co-housing is encouraged in RVH.**~~

~~**Neighborhood Park.** A 1.5-acre neighborhood park and 1 acre of common open space shall be dedicated and developed along a green corridor in the Northern District. The land for the park shall be identified on the Master Tentative Subdivision Map for the Northern District and dedicated by Georgia-Pacific as part of the Master Final Subdivision Map for the Northern District. Future developer(s) within the Northern District shall be responsible for constructing park improvements and for maintaining the park and open space areas within the Northern District. The actual cost of the park improvements constructed by a developer shall be credited against any Quimby Act obligations or other park fee obligations incurred by that developer.~~

~~**Development Fronting Linear Park.** All residential development shall face the linear park and fences shall be no higher than 42 inches in height.~~

#### ~~A. Allowable Land Uses~~

~~The ~~Northern Residential Zoning~~ Districts allows a mixed-density of residential uses, including single- and multi-family housing types. A neighborhood market or café is also permitted as specified in the development limitations set forth in Table 2-2 and as shown in Figure 2-2. Table 2-2 identifies land uses allowed in the ~~RMS Residential zoning districts~~ and the planning permit required to estab-~~

**Comment [MJ17]:** Revise this to regulate residential zoning districts in whatever zone they occur.

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**Comment [MJ18]:** This is already included in the open space chapter. It should not be in both places as it will lead to confusion.

**Comment [MJ19]:** Linear park has been removed from the Land Use Plan alternatives, as the development to the west of the linear park has been eliminated from all plan alternatives. Consider deleting this requirement.




lish each use. ~~The OS zone permits open space and parks/recreation land uses. Development within the OS zone shall be consistent with the City's Coastal LUDC.~~ 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 ~~MATRIX FOR NORTHERN DISTRICT~~

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	SF Standard Lot	SF Small Lot	SF Large Lot	SF Green Court	Duplex	Townhomes
<b>Unit and Lot Types</b>						
						
						
						
<b>Lot Size</b>	4,500 - 9,000 sf	2,500 - 4,500 sf	1/4 acre - 1 acre	2,500 - 4,000 sf	8,500 - 10,500 sf	1,500 - 5,250 sf
<b>Building Floors</b>	1 or 2	1 or 2	1 to 3	1 or 2	1 or 2	1 to 3
<b>Units/Acre</b>	7 - 8	8 - 15	3 - 4	6 - 9	6 - 7	9 - 15
<b>Appropriate District</b>	Northern	Northern	Northern	Northern	Northern	Northern/Central
<b>Typical Lot Width</b>	35 - 60 ft	35 - 55 ft	95 - 205 ft	35 - 45 ft	60 - 75 ft	20 - 35 ft
<b>Typical Lot Depth</b>	130 - 150 ft	70 - 80 ft	110 - 210 ft	70 - 90 ft	140 - 145 ft	75 - 150 ft
<b>Net Units/Acre</b>	8 - 10	10 - 18	4 - 5	7 - 11	7 - 8	11 - 18

Housing Types Table

	Standard Single Family	Small Single Family (Affordable)	Cohousing (Affordable)	Multifamily	Mixed Use Residential
<b>Illustrative Photos</b>					
					
					
<b>Lot size</b>	5,000 - 7,500 sf	3,500 - 5,000	2,500 - 4,000 SF	Not applicable	Not applicable
<b>Building Floors</b>	1 or 2	1 or 2	1 to 2	1 to 3	3 to 4
<b>Units/ Acre</b>	6 to 12	6 to 24	6 to 24	12 to 24	12 to 24
<b>Description</b>	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

**Comment [MJ20]:** This table has been replaced by the one below, from the workshops.



Land Use Development  
Standards and Design Guidelines

SF = Single Family; MF = Multi Family; sf = square feet; ft = feet

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** ~~NORTHERN RESIDENTIAL ZONING~~ DISTRICTS: ALLOWED LAND USES AND PERMIT REQUIREMENTS

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<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 (RMS) <sup>2</sup>	Permit Required (RVH) <sup>2</sup>	Specific Use Regulations
<b>Agricultural, Resource, &amp; Open Space Uses</b>			
<del>Agricultural accessory structure</del>	-		-
Animal keeping	S	S	17.42.040
<del>Community garden</del>	P		-
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	
<del>Library, Museum</del>	-	P	
School - Private	UP	UP	
School - Public	P	P	
<b>Residential Uses<sup>3</sup></b>			
Single family residence	P	P	
Condominium conversion	<del>P</del> -	P	
Home occupation	P	P	17.42.080
Live/work unit	-	-	
Mobile/manufactured home park	UP	UP	
Mobile/manufactured home	<del>UP</del> P	P	17.42.110
Multi-family housing 2 or 3 units	MUP	P	17.42.120
Multi-family housing <del>3</del> 4 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	

Comment [MJ21]: Higher density zoning in central district added as requested by community

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**TABLE 2-2 ~~NORTHERN 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 (RMS) <sup>2</sup>	Permit Required (RVH) <sup>2</sup>	Specific Use Regulations
<del>Rooming or boarding, 3 or more persons</del>	<del>MUP</del>	<del>P</del>	
Second units	<del>MUP_P</del>	<del>P</del>	17.42.170
<b>Retail Trade</b>			
Accessory retail and services	<del>P</del>	<del>P</del>	
Artisan shop	UP	<del>UP</del>	
Neighborhood market	<del>UP</del>	<del>UP</del>	17.21.060
Restaurant, café, coffee shop	<del>UP</del>	<del>UP</del>	17.21.060, 17.42.190
<b>Services</b>			
Child day care – Small family day care home	P	<del>P</del>	17.42.060
Child day care – Large family day care home	MUP	<del>MUP</del>	17.42.060
Child day care – Day care center	<del>MUP</del>	<del>MUP</del>	
Lodging – bed and breakfast inn (B&B); <del>Vacation Home Rental</del>	–	<del>=</del>	
Mortuary, funeral home (not including cremation)	–	<del>=</del>	
Personal services	–	<del>=</del>	
Public safety facilities	UP	<del>UP</del>	
<b>Services – Business &amp; Professional</b>			
Medical services – clinic, lab, urgent care	<del>UP</del>	<del>UP</del>	
Medical services – doctor office	<del>UP</del>	<del>P</del>	
Medical services – extended care	<del>UP</del>	<del>UP</del>	
Medical services – hospital	<del>UP</del>	<del>UP</del>	
Office – accessory	<del>P</del>	<del>P</del>	
Office – professional or administrative	–	<del>UP</del>	
<b>Transportation, Communication, &amp; Infrastructure</b>			
Pipeline or transmission line	S	<del>S</del>	17.42.144
Utility facility	UP	<del>UP</del>	
Roof-mounted solar	P	<del>P</del>	
Wind equipment for on-site energy use	MUP	<del>MUP</del>	
Utility infrastructure	P	<del>P</del>	

- (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

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Comment [MJ21]: Higher density zoning in central district added as requested by community

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Comment [MJ22]: Consistent with CLUDC zoning for RM

Comment [MJ23]: Consistent with CLUDC zoning for RM

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**TABLE 2-2 CONTINUED – OPEN SPACE & PARKS – ALLOWED LAND USES, AND PERMIT REQUIREMENTS**

**Comment [MJ24]:** This table has been moved to the Open Space zoning section.

Land Use <sup>1</sup>	Parks & Recreation	Open Space	Specific Use Regulations
<b>Agricultural, Resource, &amp; Open Space Uses</b>			
Agricultural accessory structure	P	P	-
Community garden	P	P	-
Farmers' market	P	-	
Nature preserve	-	P	
Crop production, horticulture, orchard, vineyard	P	P	-
<b>Recreation, Education, &amp; Public Assembly Uses</b>			
Hiking and/or biking trail	P	P	
Meeting facility, public or private	UP	-	
Park, playground	P	-	
Community events	P	P	17-71.030
Outdoor assembly area	P	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	

## 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)	<del>If greater than 300 feet. All residential blocks</del> shall be interrupted with a <del>north-south directional</del> alley, pedestrian path, plaza, or similar feature.	<del>2,500 square foot minimum. As determined by the Review Authority</del> 105,000 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

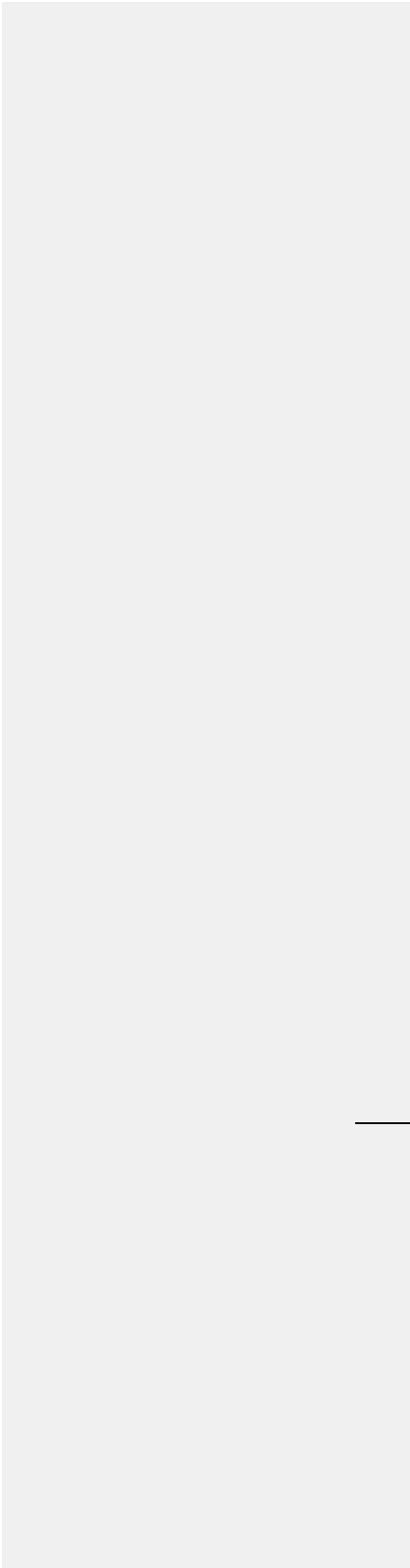
**Comment [MJ25]:** These standards would provide for significantly more compact development than our current residential minimum lot size requirements.

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

Development Feature	Requirement for RMS Zoning District	RVH Zoning District
Density	Minimum and maximum number of dwelling units allowed on a single parcel	<u>Minimum and maximum number of dwelling units allowed on a single parcel</u>
Minimum and Maximum	<del>63</del> -125 units per acre	<u>12-24 units per acre</u>
Setbacks	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.	
Front	20 feet to garage, 15 feet street-facing façade	<u>20 feet to garage, 15 feet street-facing façade</u>
Side	5 feet	<u>5 feet</u>
Side Street Side	10 feet	<u>10 feet</u>
Rear	10 feet	<u>10 feet</u>
Garage	Require alley-loaded <del>garages</del> parking where feasible. If alley-loaded <del>garages are</del> parking is infeasible, garage must be set back 5 feet from street-facing façade of primary structure.	<u>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.</u>
Accessory Structures	See Section 17.42.160 (Residential Accessory Structures).	<u>See Section 17.42.160 (Residential Accessory Structures).</u>
Site Coverage	Maximum percentage of the total lot area that may be covered by structures and pavement.	
Maximum coverage	50%	<u>90%</u>
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.	<u>NA</u>
<u>Maximum Residential Unit Size</u>	<u>3,000 Square feet per unit</u>	<u>3,000 Square feet per unit</u>
Floor Area Ratio (FAR)	Maximum FAR for non-residential structures as set forth below. No FAR limit for residential projects.	<u>Maximum FAR for non-residential structures as set forth below. No FAR limit for residential projects.</u>
Maximum FAR	<del>2.0</del> 1.5	<u>2.0</u>
Height limit	Maximum allowable height of structures as set forth below. See Section 17.30.060 for height measurement requirements, and height limit exceptions.	
Maximum height	<del>28 feet</del> 35 feet <del>allowed with Use Permit</del> 28 feet <del>along the Coastal Road</del> adjacent to OS or PR zones	<u>35 feet</u> <u>28 feet adjacent to OS or PR zones</u>
Fencing	See Section 17.30.050 (Fences, Walls, and Screening).	
Landscaping	See Section 17.34 (Multi-Family Parking Areas). <del>One street tree for every 30 feet of street frontage. 10% of gross area of parking lot shall be landscaped. Minimum one parking lot tree per every five parking spaces.</del>	
Parking	See Section 17.36 (Parking and Loading).	
Signs	See Section 17.38 (Signs).	

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### 2.3.2 ~~CENTRAL DISTRICT COMMERCIAL ZONING DISTRICTS~~

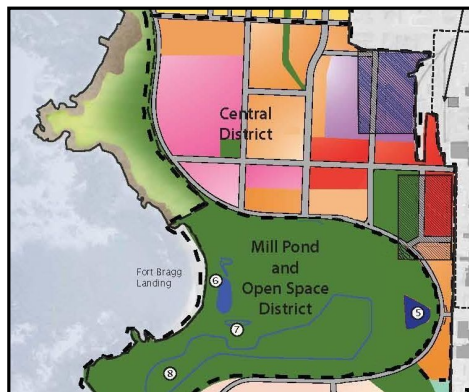
The Mill Site Reuse Plan will establish the following commercail zoning distrcits:

- 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

~~The Central District includes approximately 60 acres south of Pine Street, west of Main Street, and north of the Mill Pond and Open Space District. The Central District includes six zoning classification:~~

- ~~• Mill Site Central Business District (CBDMS)~~
- ~~• Mill Site High Density Residential (RHMS)~~
- ~~• Mill Site Industrial Arts (IAMS)~~
- ~~• Mill Site Visitor (VMS)~~
- ~~• Open Space (OS)~~
- ~~• Parks & Recreation (PR)~~



#### ~~Central District Land Use Policies:~~

~~**Policy LU 9. — Mix of Uses.** A mix of uses in the Central District 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; commercial, including office and retail; visitor serving, including hotels/resorts, conference facilities, and restaurants; multi family residential; and open space/recreational uses.~~

~~**Relationship to Existing Central Business District.** In the Central District, uses that complement and are synergistic with existing uses in the Central Business District shall be promoted, to the extent feasible. New development shall enhance the small scale, pedestrian friendly, and historic character of the existing Central Business District.~~

~~**Policy LU 10. — Central District Development Intensity.** Development intensity shall transition from the highest intensity development on the eastern edge of the Plan Area to lowest intensity development along the Coastal Trail. In the Central District, the most intense development shall be located along and adjacent to the Redwood Avenue extension.~~

~~**Downtown Plaza.** A public plaza shall be developed to the east (or on the eastern edge of) the Mill Site Visitor (VMS) district at the coastal end of Redwood Street as illustrated in the Land Use Map.~~

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**Comment [MJ27]:** Consider deleting based on concerns about impact on downtown retail and further vacancy in the downtown.

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**Comment [MJ28]:** Change made as development may not go all the way to the Coastal Trail property.

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**Policy LU 11. Community Park.** Development of a 3-acre community park shall be required within the Central District. The land for the park shall be identified as part of the Master Tentative Subdivision Map and dedicated by Georgia Pacific as part of the Master Final Subdivision Map. Future developer(s) within each district shall be responsible for constructing park improvements and for maintaining the park and open space areas within that applicable district. See Chapter 5 for more information about park requirements and timing. The cost of the park improvements shall be credited against any Quimby Act or other park fee obligations incurred by the developer(s).

**Policy LU 12. Residential Product Types.** A diversity of residential product types shall be developed as follows:

- a. A mix of multi-family residential product types shall be developed in the Central District consistent with the residential prototypes detailed in Figure 2.43;
- b. Live-work units shall be encouraged in the Mill Site Industrial Arts designation; and
- c. A mix of rental and ownership housing shall be encouraged; and
- d. Co-housing shall be encouraged.

**Policy LU 13. Development Limitation Allocation at Subdivision Stage.** Subdivision applicants must shall propose floor area ratios (FARs) (density limitations) by block during the Tentative Subdivision Map stage of proposed subdivisions in the Central District. The proposed FAR's by parcel must allocate the proposed FAR may differ from those shown in Table 2.7 for the Central District so long as the entire total development limitation for the district, both square feet, residential units and rooms, is not exceeded. Proposed FARs by block shall help realize the goal for higher density development along Redwood Avenue.

**Policy LU 14. Density Transfers in the Central District.** FAR Allocations of the development limitation may be transferred from one parcel to another parcel, if both parcels are located within the same zoning classification in the Central District. The transfer of density (development limitation allocations) (FAR) 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; and/or
- b. The density transfer facilitates mixed-use development or compact building design; and
- c. The density transfer improves the urban design of the Central District; and
- d. The proposal has been demonstrated to further the intent of City Council's policies and regulations for the Mill Site Specific Plan Area.

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

**Policy LU 15. Ground Level Uses.** Active and pedestrian-oriented ground level uses shall contribute to the pedestrian environment along Redwood Avenue within the Mill Site Central Business District designation.

**Policy LU 16. Dry Shed #4.** Reuse of Dry Shed #4 as an industrial arts facility is preferred.

**Comment [MJ29]:** If City Council does not retain the Development Limitation Table, this policy will need to be re-worked

**Comment [MJ30]:** See comment above. This policy would not be necessary if the development limitation is removed.

**Comment [MJ31]:** Consider deleting as the community has expressed concern about a hollowing out of the downtown, if additional commercial development is allowed on Redwood on the Mill Site.

**FIGURE 2-4 RESIDENTIAL PROTOTYPE MATRIX FOR CENTRAL DISTRICT**

	Courtyard Attached	MF Walkups	MF Stacked Flats
Unit and Lot Types			
			
			
			
Lot Size	15,000 - 20,000 sf	10,000 - 13,500 sf	7,500 - 13,000 sf
Building Floors	2 or 3	2 or 3	3
Units/Acre	10 - 18	10 - 15	20 - 30
Appropriate District	Northern/Central	Central	Central
Typical Lot Width	120 - 140 ft	100 - 110 ft	75 - 85 ft
Typical Lot Depth	125 - 140 ft	100 - 120 ft	100 - 150 ft
Net Units/Acre	12 - 22	12 - 18	24 - 42



Central District commercial setback.

## A Allowable Land Uses

The Central District includes five zoning classifications that allow various land uses intended to create a mixed-use district focused on extending downtown Fort Bragg and connecting Fort Bragg to the coast. The CBDMS zone permits both horizontal and vertical mixed use, including retail, office, service commercial, and residential on upper floors.

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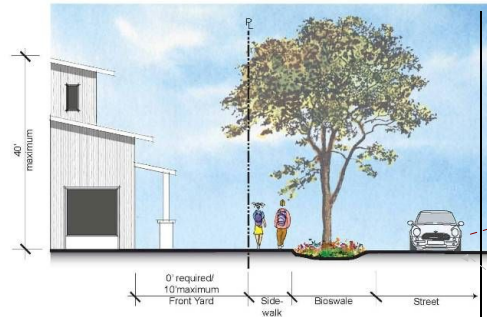
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The RHMS zone permits medium- and high-density residential and limited commercial uses. The IAMS zone allows light industrial, artisan shops, and some live/work units. The VMS zone permits hotel, resorts, and other lodging-related development, conference centers, and restaurants.



Central District residential setback.

**Comment [MJ32]:** Consider revision based on community input not to expand the downtown onto the Mill Site.

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#### A.

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.

#### B. Restricted Land Use Area

The Central District includes two Restricted Land Use Areas. As shown in Figure 2-2, the Restricted Land Use Areas are located in the northeast portion of the Central District within the IAMS zone, adjacent to the Skunk Train, and near the southwest corner of the intersection of Stewart Street and Redwood Avenue as it would extend into Plan Area. Residential land uses are prohibited on the ground floor in these areas due to soil contamination from historical land uses. These areas also have specific requirements for any first floor occupied spaces. Additional information on the Restricted Land Use Areas is provided in Chapter 6, Hazards.

**TABLE 2-5 CENTRAL DISTRICT 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>MS</sup> <sup>6</sup>	CH	DORH <sup>MS</sup>	MEA <sup>MS</sup>	VMS	
Agricultural, Resource, & Open Space Uses						
<del>Aquaculture</del> Crop production, horticulture, orchard, vineyard	-	-	UP-	-	-	17.42.046-
<del>Crop production, horticulture, orchard, vineyard</del> Industry,	P	P	P	P	P	-
<del>Manufacturing &amp; Processing, Wholesaling</del>						
<del>Industry, Manufacturing &amp; Processing, Wholesaling</del> Laboratory	-		-	UP	-	
<del>Laboratory - Medical, analytical, research, development, testing</del>			UP	UP		
<del>Laboratory - Medical, analytical, research, development, testing</del>			UP	UP		
Artisan Craft Product Manufacturing & Sales	P	P	-	P	UP	

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

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	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>MS</sup> <sup>6</sup>	CH	DCRH <sup>MS</sup>	MEA <sup>MS</sup>	V <sup>MS</sup>	
Brewery/restaurant	PP	-	-	PP	-	
Printing and publishing	PP	-	-	PP	-	
Light manufacturing facility	-	-	-	PP	-	
Recycling – light processing	-	-	-	PP	-	
Recycling – small facility	PP	-	-	UP	-	17.42.150
Recycling – reverse vending machine	PP	-	-	UP	-	17.42.150
Recycling – reverse vending machine	PP	-	-	UP	-	17.42.150
Recycling – small collection facility	PP	-	-	UP	-	17.42.150
Recreation, Education, & Public Assembly Uses	-	-	-	UP	-	
Recreation, Education, & Public Assembly Uses	-	-	-	-	-	-
Campground, recreational vehicle (RV) park	MUP	-	-	UP	UP	-
Commercial recreation facility – indoor	MUP	P	-	UP	UP	-
Commercial recreation facility – outdoor	MUP	P	-	UP	UP	-
Commercial recreation facility – outdoor	UP	UP	-	-	UP	-
Conference facility	UP	UP	UP	-	P	-
Health/fitness facility	UP	UP	-	P	P	-
Library, museum, art gallery	UP	UP	-	P	P	-
Library, museum, art gallery	UP	P	P	UP	UP	-
Meeting facility, public or private	UP	P	P	UP	UP	-
Meeting facility, public or private	UP	P	P	UP	UP	-
Park, playground	PP	P	P	P	P	17.71.030
Park, playground	PP	P	P	P	P	17.71.030
Community events	PP	P	P	UP	UP	-
School – specialized education/training	UP	UP	UP	UP	UP	-
School – specialized education/training	UP	UP	UP	UP	UP	-
Sports and entertainment assembly	UP	UP	UP	P	UP	-
Sports and entertainment assembly	UP	P	P	P	UP	-
Theater	P	P	P	P	UP	-
Emergency/transitional shelter	-	-	-	-	-	
Emergency/transitional shelter	-	-	-	-	-	17.42.080
Home occupation	MUP	-	P	MUP	-	17.42.080
Live/work unit	MUP	-	MUP	MUP	-	17.42.090
Live/work unit	MUP	-	MUP	MUP	-	17.42.090
Multi-family dwellings	UP	UP	UP	-	-	17.42.120
Multi-family dwellings	UP	UP	UP	-	-	17.42.120

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**TABLE 2-5 CENTRAL-DISTRICT 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
	CBDMS <sup>6</sup>	CH	DCRHMS	MEAMS	VMS	
<del>Residential care facility for the elderly (RCFE) Rooming or boarding, 3 or more persons</del>	--	:	UP <sup>3</sup> MUP <sup>2</sup>	--	--	
<del>Rooming or boarding, 3 or more persons Residential care</del>	--	:	MUP <sup>2</sup> UP <sup>2,3</sup>	--	--	
<del>Residential care Residential component mixed-use project</del>	--UP <sup>2,3</sup>	:	UP <sup>2,3</sup> UP <sup>2,3</sup>	--	--	<del>17.42.100</del>
<del>Residential component mixed-use project Retail Trade</del>	UP <sup>2,3</sup>	P	UP <sup>2,3</sup>	=	=	<u>17.42.100</u>
<del>Retail Trade Accessory retail and services</del>	P	P	P	P	P	<del>17.42.100</del>
<del>Accessory retail and services Art, antique, and collectables stores</del>	PP	P	P-	UPP	UP-	<u>17.42.100</u>
<del>Art, antique, and collectables stores Artisan shop</del>	PP	P	--	PP	--	
<del>Artisan shop Auto and vehicle sales and rental</del>	P-	P	--	P-	--	
<del>Auto and vehicle sales and rental Auto parts sales with no installation services</del>	--	P	--	--	--	
<del>Auto parts sales with no installation services Bar/tavern</del>	--UP	P	--	--	--UP	
<del>Bar/tavern Big box retail</del>	UP-	MUP	--	--	UP-	
<del>Big box retail Building and landscape materials sales – indoor</del>	--	:	--	--	--	<del>17.42.130</del>
<del>Building and landscape materials sales – indoor Building and landscape materials sales – outdoor</del>	--	UP	--	--	--	<u>17.42.130</u>
<del>Building and landscape materials sales – outdoor Construction and heavy equipment sales and rental</del>	--	UP	--	--	--	<del>17.42.130</del>
<del>Construction and heavy equipment sales and rental Convenience or liquor store</del>	--UP	UP	--UP	UP-	--UP	<u>17.42.130</u>
<del>Convenience or liquor store Drive-through retail</del>	UP-	P	UP-	--	UP-	<del>17.42.070</del>
<del>Drive-through retail Farm supply and feed store</del>	UP-	UP	--	--	--	<u>17.42.070</u>
<del>Farm supply and feed store Fuel dealer (propane for home and farm use, etc.)</del>	--	UP	--	--	--	
<del>Fuel dealer (propane for home and farm use, etc.) Furniture, furnishings and appliance store</del>	--P	:	--	--	--	
<del>Furniture, furnishings and appliance store General retail - Less than 5,000 square feet</del>	PP	UP	--P <sup>5</sup>	--	--	
<del>General retail - Less than 5,000 square feet General retail - 5,000 square feet or larger</del>	PP	P	P <sup>5</sup> -	--	--	
<del>General retail - 5,000 square feet or larger Groceries, specialty foods</del>	PP	UP	--P <sup>6</sup>	--	--UP-	
<del>Groceries, specialty foods Mobile home, boat, or RV sales</del>	P-	P	P <sup>5</sup> -	--	UP-	

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

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	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
	CBDMS <sup>6</sup>	CH	DCRHMS	MEAMS	VMS	
Mobile home, boat, or RV sales	-P	UP	-UP	-	-	
Neighborhood market	PUP	:	UP-	-	UP-	
Night club	UPP	UP	-	-	UP-	
Office supporting retail	PMUP	:	P-	-MUP	-MUP	17.42.130
Outdoor retail sales and activities	MUPP	:	-	MUP-	MUPP	17.42.130
Restaurant, café, coffee shop	P-	:	P-	P	P-	17.42.190
Retail sales accessory to wholesaling	-	:	-	PUP	-	
Second hand store	-	:	-	UP-	-	
Service station	-	UP	-	-	-	
Shopping center	-	:	-	-	-	
Services – Business, Financial, & Professional	P	:	-	-	-	
ATM	P	:	P	P	P	-
Bank, financial services	PP	P	P-	P-	P-	:
Business support service	PP	P	-	-	-	:
Medical services – clinic, lab, urgent care	P-	P	-	-	-	:
Medical services – clinic, lab, urgent care	-P	:	-	-	-	:
Medical services – doctor office	P2-	UP	-	-	-	:
Medical services – hospital	-P	:	-P	-P	-P	:
Office – accessory	PP	P	PP-	P-	P-	:
Office – business/service	PP	P	-	-	-	:
Office – processing and corporate	P2P	:	-	-	-	:
Office – professional or administrative	P2P	:	-	-	-	:
Office – professional or administrative	P2	P	-	-	-	-
Services – General	P	:	P	P	P	
Accessory retail or services	PP	P	PPUP	P-	P-	
Adult day care	P2UP	UP	UP-	-	-	
Catering service	UP2MUP	P	PMUP	-	-MUP	17.42.060
Child day care – day care center	MUP-	MUP	MUP-	-	MUP-	17.42.060
Drive-through service	-	UP	-	-UP	-	
Equipment rental	-	UP	P-	UP-	-	
Kennel, animal boarding	-	:	-	-	-P	17.42.060
Lodging – bed and breakfast inn (B&B)	-	:	-	-	-P	17.42.060

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**TABLE 2-5 CENTRAL-DISTRICT 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>MS</sup>	CH	DCRH <sup>MS</sup>	MEA <sup>MS</sup>	VMS	
Lodging – bed and breakfast inn (B&B) <del>Lodging – hotel or motel, timeshare, condo hotel</del>	-	P	UP-	-	PUP	17.42.050
<del>Lodging – hotel or motel, timeshare, condo hotel</del> Maintenance service – client site services	-	UP	UP-	-	UP-	
Maintenance service – client site services <del>Mortuary, funeral home (not including cremation)</del>	-	:	-	-	-	
<del>Mortuary, funeral home (not including cremation)</del> Personal services	-P	:	-UP	-	-	17.21.060
Personal services <del>Personal services – restricted</del>	P-	MUP	UP-	-	-	17.21.060
<del>Personal services – restricted</del> Public safety facilities	-UP <sup>2</sup>	:	-UP	-UP	-UP	
Public safety facilities <del>Repair service – equipment, large appliances, etc.</del>	UP <sup>2</sup> -	P	UP-	UP-	UP-	
<del>Repair service – equipment, large appliances, etc.</del> Social service organization	-P <sup>2</sup>	P	-	-	-	
<del>Social service organization</del> Vehicle services – major repair/body work	P <sup>2</sup> -		-	-	-	
Vehicle services – major repair/body work <del>Vehicle services – minor maintenance/repair</del>	-	UP	-	-	-	
Vehicle services – minor maintenance/repair <del>Veterinary clinic, animal hospital</del>	-	P	-	-	-	
<del>Veterinary clinic, animal hospital</del> Transportation, Communication, & Infrastructure	-	P	UP	-	-	
Transportation, Communication, & Infrastructure <del>Ambulance, taxi, or limousine dispatch facility</del>	-		-	-	-	
<del>Ambulance, taxi, or limousine dispatch facility</del> Broadcasting studio	-UP		-	-UP	-	
Broadcasting studio <del>Parking facility, public or commercial</del>	UPP	:	-P	UPP	-P	17.42.144
<del>Parking facility, public or commercial</del> Pipeline or transmission line	PS	P	PS	PS	PS	17.42.144
Pipeline or transmission line <del>Roof mounted solar</del>	SP	S	SP	SP	SP	17.42.144
<del>Solar, wind geothermal Facilities</del> Telecommunications facility	PS	P	PS	PS	PS	17.44
Telecommunications facility <del>Transit station</del>	SUP	S	S-	SUP	SP	17.44
<del>Transit station</del> Utility facility	UPP	UP	-P	UPP	PP	
Utility facility <del>Vehicle storage</del>	P-	P	P-	P-	P-	
<del>Vehicle storage</del> Wind equipment for on-site energy use	-MUP		-MUP	-MUP	-MUP	
Wind equipment for on-site energy use	MUP		MUP	MUP	MUP	

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

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Comment [MJ33]: Not a legal use category

Comment [MJ34]: Not a legal use category

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- (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).

TABLE 2-5 CONTINUED—OPEN SPACE &amp; PARKS ALLOWED LAND USES, AND PERMIT REQUIREMENTS

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Land Use <sup>4</sup>	Parks & Recreation	Open Space	Urban Reserve	Specific Use Regulations
<b>Agricultural, Resource, &amp; Open Space Uses</b>				
Agricultural accessory structure	P	P		-
Community garden	P	P	P	-
Farmers' market	P	-		
Nature preserve	-	P	P	
Crop production, horticulture, orchard, vineyard	P	P		-
<b>Recreation, Education, &amp; Public Assembly Uses</b>				
Hiking and/or biking trail	P	P	P	
Meeting facility, public or private	UP	-		
Park, playground	P	-		
Community events	P	-	P	17,71,030
Outdoor assembly area	P	UP	UP	
<b>Transportation, Communication, &amp; Infrastructure</b>				
Pipeline or transmission line	S	S	S	17,42,144
Utility facility	UP	UP	UP	
Roof-mounted solar	P	P	P	
Wind equipment for on-site energy use	MUP	MUP	P	
Utility infrastructure	P	P	P	

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### 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 CENTRAL COMMERCIAL DISTRICT~~ 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	
GBDMS RHMS VMS	If greater than 300 feet block shall be interrupted with an alley, pedestrian path, plaza, or similar feature. As illustrated in Land Use Plan	100,000 square feet	100 feet	150 feet	

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IAMS	Determined by the review authority during the subdivision process, consistent with the Coastal General Plan
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TABLE 2-7 ~~NEW CENTRAL COMMERCIAL ZONING~~ DISTRICT: DEVELOPMENT STANDARDS

REQUIREMENT BY ZONING DISTRICT			
Development Feature	<del>GBDMS-ME</del>  <del>Mill Site Employment</del>  <del>RHMS</del>	<del>IAMS-DC</del> <del>(Coastal Dependent)</del>	<del>V</del> <del>(Visitor)MS</del>
Density	Maximum number of dwelling units allowed on a single parcel.		
Minimum and Maximum <sup>1</sup>	<del>12-30 units per acre</del> <del>Non permitted</del> <del>12-30 units per acre</del>	15 live/work units per acre	None permitted
Setbacks	Minimum and, where noted, maximum setbacks required for primary structures. See Section 17.30.100 for exceptions to these requirements.		
Front	<del>Maximum of 5 feet from back edge of sidewalk. An exception of up to 15 feet may be granted to accommodate outdoor dining, small plazas, court yards, or similar features. Maximum of 5 feet; a greater setback may be allowed with use permit approval.</del>	<del>None required</del>	<del>30 feet from Parks</del> <del>10 feet elsewhere</del> <del>None required</del>
Side	None required		
Side Street Side	<del>30 feet abutting a parks zone, None required elsewhere</del> <del>None required, except if lots side onto Oak Street where a 25 foot setback is required to protect the view corridor.</del>	<del>30 feet abutting a parks zone, None required elsewhere</del>	<del>30 feet abutting a parks zone, None required elsewhere</del>
Rear	<del>30 feet abutting a parks zone, 10 feet elsewhere</del> <del>15 feet for a building 12 feet or more in height on a site abutting residential use; 5 feet adjacent to an alley; none required elsewhere.</del>		

<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 CENTRAL COMMERCIAL ZONING~~ DISTRICT: DEVELOPMENT STANDARDS

REQUIREMENT BY ZONING DISTRICT				
Development Feature	<del>GBDMS-ME</del>  Mill Site Employment  <del>RHMS</del>		<del>IAMS-DC</del>  (Coastal Dependent)	 V  (Visitor) <del>MS</del>
Garage	NA	<del>5 feet</del> <del>6 feet</del> <del>7 feet</del> <del>8 feet</del> <del>9 feet</del> <del>10 feet</del> <del>11 feet</del> <del>12 feet</del> <del>13 feet</del> <del>14 feet</del> <del>15 feet</del> <del>16 feet</del> <del>17 feet</del> <del>18 feet</del> <del>19 feet</del> <del>20 feet</del> <del>21 feet</del> <del>22 feet</del> <del>23 feet</del> <del>24 feet</del> <del>25 feet</del> <del>26 feet</del> <del>27 feet</del> <del>28 feet</del> <del>29 feet</del> <del>30 feet</del> <del>31 feet</del> <del>32 feet</del> <del>33 feet</del> <del>34 feet</del> <del>35 feet</del> <del>36 feet</del> <del>37 feet</del> <del>38 feet</del> <del>39 feet</del> <del>40 feet</del> <del>41 feet</del> <del>42 feet</del> <del>43 feet</del> <del>44 feet</del> <del>45 feet</del> <del>46 feet</del> <del>47 feet</del> <del>48 feet</del> <del>49 feet</del> <del>50 feet</del> <del>51 feet</del> <del>52 feet</del> <del>53 feet</del> <del>54 feet</del> <del>55 feet</del> <del>56 feet</del> <del>57 feet</del> <del>58 feet</del> <del>59 feet</del> <del>60 feet</del> <del>61 feet</del> <del>62 feet</del> <del>63 feet</del> <del>64 feet</del> <del>65 feet</del> <del>66 feet</del> <del>67 feet</del> <del>68 feet</del> <del>69 feet</del> <del>70 feet</del> <del>71 feet</del> <del>72 feet</del> <del>73 feet</del> <del>74 feet</del> <del>75 feet</del> <del>76 feet</del> <del>77 feet</del> <del>78 feet</del> <del>79 feet</del> <del>80 feet</del> <del>81 feet</del> <del>82 feet</del> <del>83 feet</del> <del>84 feet</del> <del>85 feet</del> <del>86 feet</del> <del>87 feet</del> <del>88 feet</del> <del>89 feet</del> <del>90 feet</del> <del>91 feet</del> <del>92 feet</del> <del>93 feet</del> <del>94 feet</del> <del>95 feet</del> <del>96 feet</del> <del>97 feet</del> <del>98 feet</del> <del>99 feet</del> <del>100 feet</del>	NA	NA
Accessory Structures	NA	<del>6 feet</del> <del>7 feet</del> <del>8 feet</del> <del>9 feet</del> <del>10 feet</del> <del>11 feet</del> <del>12 feet</del> <del>13 feet</del> <del>14 feet</del> <del>15 feet</del> <del>16 feet</del> <del>17 feet</del> <del>18 feet</del> <del>19 feet</del> <del>20 feet</del> <del>21 feet</del> <del>22 feet</del> <del>23 feet</del> <del>24 feet</del> <del>25 feet</del> <del>26 feet</del> <del>27 feet</del> <del>28 feet</del> <del>29 feet</del> <del>30 feet</del> <del>31 feet</del> <del>32 feet</del> <del>33 feet</del> <del>34 feet</del> <del>35 feet</del> <del>36 feet</del> <del>37 feet</del> <del>38 feet</del> <del>39 feet</del> <del>40 feet</del> <del>41 feet</del> <del>42 feet</del> <del>43 feet</del> <del>44 feet</del> <del>45 feet</del> <del>46 feet</del> <del>47 feet</del> <del>48 feet</del> <del>49 feet</del> <del>50 feet</del> <del>51 feet</del> <del>52 feet</del> <del>53 feet</del> <del>54 feet</del> <del>55 feet</del> <del>56 feet</del> <del>57 feet</del> <del>58 feet</del> <del>59 feet</del> <del>60 feet</del> <del>61 feet</del> <del>62 feet</del> <del>63 feet</del> <del>64 feet</del> <del>65 feet</del> <del>66 feet</del> <del>67 feet</del> <del>68 feet</del> <del>69 feet</del> <del>70 feet</del> <del>71 feet</del> <del>72 feet</del> <del>73 feet</del> <del>74 feet</del> <del>75 feet</del> <del>76 feet</del> <del>77 feet</del> <del>78 feet</del> <del>79 feet</del> <del>80 feet</del> <del>81 feet</del> <del>82 feet</del> <del>83 feet</del> <del>84 feet</del> <del>85 feet</del> <del>86 feet</del> <del>87 feet</del> <del>88 feet</del> <del>89 feet</del> <del>90 feet</del> <del>91 feet</del> <del>92 feet</del> <del>93 feet</del> <del>94 feet</del> <del>95 feet</del> <del>96 feet</del> <del>97 feet</del> <del>98 feet</del> <del>99 feet</del> <del>100 feet</del>	NA	NA
Site Coverage	Maximum percentage of the total lot area that may be covered by structures and pavement.			
Maximum Coverage	<del>No limitation</del> <del>75%</del>	<del>no limitation</del>	<del>No limitation</del>	<del>no limitation</del> <del>50%</del>

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TABLE 2-7 ~~NEW CENTRAL COMMERCIAL ZONING~~ DISTRICT: DEVELOPMENT STANDARDS

REQUIREMENT BY ZONING DISTRICT			
Development Feature	<del>GBDMS-ME</del>  Mill Site Employment  RHMS	  IAMS-DC (Coastal Dependent)	  V  (Visitor)MS
Additional Coverage	<del>NA</del>	<del>NA</del>	<del>An additional 10% of the lot area may be covered with a MUD approval and with the review and approval of a drainage plan by the City Engineer.</del>
Floor Area Ratio (FAR)	Maximum FAR allowed. May be increased with Use Permit approval (for excellent design or job creation). <del>Maximum FAR for non-residential structures. No FAR limit for residential projects.</del>	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	<del>10.0<sup>2</sup></del> <del>0.20 non-residential, no FAR limit for residential.</del>	0.3 <sup>2</sup>	0.5 <sup>2</sup>
Height Limit	Maximum allowable height of structures. See Section 17.30.060 for height measurement requirements and height limit exceptions.		
Maximum Height	<del>288</del> feet; 35 feet with Use Permit approval <del>35 feet; 40 feet with Use Permit approval</del>	35 feet; 45 feet with Use Permit approval	28 feet, <u>35 feet with Use Permit approval</u>
Fencing	See Section 17.30.050 (Fences, Walls, and Screening)		
Landscaping	See Chapter 17.34 (Landscaping Standards)		
Parking Lot Landscaping	10% of gross area of parking lot shall be landscaped. Minimum 1 parking lot tree per every 5 parking spaces.		
Street Trees	One per 30-foot length of right-of-way. Review authority may modify this requirement depending on the chosen tree species.		
Parking	See Chapter 17.36 (Parking and Loading)		
Signs	See Chapter 17.38 (Signs)		

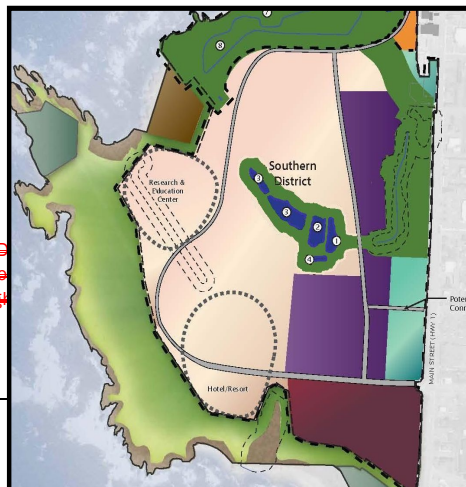
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## 2.3.3 ~~SOUTHERN DISTRICT INDUSTRIAL~~ ZONING

~~The Southern District industrial zoning on the Mill Site would include the following: includes approxi-~~

<sup>2</sup>-Development limitations allow for an average FAR of 0.92 in CBD able to a proposed project will depend on: 1) the amount of develop Area and 2) any previous or proposed transfer of development right



Comment [MJ35]: Replace image with new Land Use Plan image

mately 180 acres south of Madrone Street, west of Main Street, and north of Noyo Point Road. The Southern District includes five zoning classifications:

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

•Mill Site Highway Commercial (CHMS)

•Mill Site Industrial (IMS)

•Mill Site Employment (EMS)

•Mill Site Urban Reserve (URMS)

•Open Space (OS)

#### **Southern District Land Use Policies:**

**Policy LU 17. Jobs.** Uses in the Southern District that provide jobs that provide compensation at higher than the area median income are preferred.

**Policy LU 18. Research and Education Center.** The development of a research and education center in the Mill Site Urban Reserve area (as designated in Figure 2-2) is permitted.

**Policy LU 19. Hotel/Resort.** Development of a hotel/resort within the Mill Site Urban Reserve, in the area highlighted as a hotel/resort opportunity site in Figure 2-2, is permitted following the development of at least 100 lodging rooms in the Central District.

**Policy LU 20. Interim Uses.** Uses of an interim nature, other than a research and education center or hotel/resort as provided in Policies LU 20 and LU 21, are permitted in the Mill Site Urban Reserve consistent with the use requirements detailed in Table 2-8.

**Policy LU 21. Development Intensity.** Development intensity shall transition from the most intense development on the eastern edge of the Plan Area to the least intensive development along the western edge of the Plan Area. In the Southern District and outside of the Urban Reserve, the most intense development generally shall be located around the Cypress Street extension.

**Policy LU 22. Density Transfers in the Southern District.** Floor area ratio (FAR) may be transferred from one parcel to another parcel via a Conditional Use Permit, if both parcels are located within the same zoning classification in the Southern District. The transfer of density (FAR) between parcels will be analyzed in a conditional use permit concurrently with a GDP for 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; and
- b. The density transfer facilitates the creation of jobs that provide compensation above the median income for the area; and

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**Comment [MJ36]:** Of Council could provide different zoning for the Noyo Center that is more specific.

**Comment [MJ37]:** Consider reducing threshold for more flexibility. Also this policy may be deleted depending on which Land Use Plan is selected.

**Comment [MJ38]:** Council should consider if they want to retain this flexibility or not.



~~6. The proposal has been demonstrated to further the intent of the City Council's policies and regulations for the Mill Site Specific Plan Area.~~

~~In no case may the total FAR for a parcel exceed 1.5 in the Southern District.~~

#### ~~A. Allowable Land Uses~~

~~Highway commercial, industrial, and employment-generating land uses are permitted in the Southern District. The portion of the Southern District zoned URMS is not anticipated for development within the Specific Plan timeline. However resort/hotel and research/education are allowed in the Urban Reserve (URMS) zone in specific locations. Additionally, interim land uses in the Urban Reserve (URMS) zone may be approved by the Community Development Director.~~

#### ~~A.~~

Table 2-8 identifies the industrial land uses ~~allowed in the IMS, CHMS, EMS, and URMS zones,~~ 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. ~~The OS zone, which is not included in Table 2-8, permits open space and parks/recreation land uses. Development within the OS zone shall be consistent with the City's Coastal LUDC.~~

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**TABLE 2-8** ~~SOUTHERN 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
	<del>ILUMS</del>	<del>CHTMS</del>	<del>EMSH</del>	<del>URMS</del>	
Agricultural, Resource, & Open Space Uses					
Aquaculture	UP	<del>UP-</del>	UP	<del>-</del>	17.42.046
Crop production, horticulture, orchard, vineyard	<del>-P</del>	P	P	<del>P<sup>S</sup></del>	
Industry, Manufacturing & Processing, Wholesaling					
Agricultural product processing	UP	<del>P-</del>	<del>UP</del>	-	17.42.030
Artisan/craft product manufacturing	P	<del>UP-</del>	<del>UP</del>	-	
Boat and ship construction, repair, maintenance	P	-	<del>P-</del>	-	
Construction contractor	P	-	<del>P-</del>	-	

**Comment [MJ39]:** This table would need to be further modified if visitor serving zoning district is added to the south side of the Mill Site. The changes that have been proposed to the table bring the table into line with state law and our current CLUDC use tables.

**TABLE 2-8 SOUTHERN 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
	IUMS	CHTMS	EMSIH	URMS	
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-	UP	-	
Manufacturing/processing - heavy intensity	UP	-	P-	-	
Manufacturing/processing - light intensity	P	-	P	UP <sup>4</sup> -	-
Manufacturing/processing - medium intensity	UP	-	P-	-	
Media production	P	-	P	-	
Petroleum product storage and distribution	-	-	P-	-	
Printing and publishing	P	-	P	-	
<del>Recycling - heavy processing</del>	<del>UP</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>17.42.150</del>
Recycling - large collection facility	UP	-	UP-	-	17.42.150
<del>Recycling - light processing</del>	<del>UP</del>	<del>-</del>	<del>UP</del>	<del>-</del>	<del>17.42.150</del>
<del>Recycling - reverse vending machine</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>-</del>	<del>17.42.150</del>
<del>Recycling - scrap and dismantling yards</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	
Recycling - small collection facility	P	P-	P	-	17.42.150
<del>Storage - cold storage facility, ice plant</del>	<del>UP</del>	<del>-</del>	<del>-</del>	<del>-</del>	
Storage - outdoor	UP	UP-	UP-	UP	17.42.140
<del>Storage - personal storage facility (mini-storage)</del>	<del>UP</del>	<del>-</del>	<del>-</del>	<del>-</del>	
<del>Storage - Personal storage facility (mini Storage)</del>	<del>UP</del>	<del>-</del>	<del>P</del>	<del>-</del>	
Storage - warehouse	UP	-	P	-	
Wholesaling and distribution	P	-	P	-	
<b>Recreation, Education, &amp; Public Assembly Uses</b>					
<del>Adult entertainment business</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>
Commercial recreation facility - indoor	UP	UP	-	-	
Commercial recreation facility - outdoor	UP	UP	-	UP-	
<del>Fishing pier</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>
Health/fitness facility	UP	P-	UP	-	
Hiking/riding trail	P-	P-	P-	P	
Library, museum	-	P-	P-	UP <sup>4</sup>	
Meeting facility, public or private	UP	UP	UP	UP <sup>4</sup> UP <sup>4</sup>	
Park, playground	P-	P-	P-	P <sup>4</sup>	
School - specialized education/training/college	UP	-	UP	UP <sup>4</sup> UP <sup>4</sup>	
Sports and entertainment assembly	-	UP	UP	-	
Temporary events	P	P	P	P	17.71.030
<b>Residential Uses</b>					

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

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Land Use <sup>1</sup>	Permit Required by District <sup>3</sup>				Specific Use Regulations
	IUMS	CHTMS	EMSIH	URMS	
Caretaker quarters	UP	UP	UP	UP	
Live/work unit	<del>UP</del>	-	-	-	
<del>Workforce housing in association with employment use</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	
<del>Workforce housing in association with employment use</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	
<del>Workforce housing in association with employment use</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	
<del>Workforce housing in association with employment use</del>	<del>-</del>	<del>-</del>	<del>-</del>	<del>-</del>	
<b>Retail Trade</b>					
Artisan shop	<del>P</del>	<del>-</del>	<del>P</del>	-	
Auto and vehicle sales and rental	-	<del>UP</del>	-	-	
Auto parts sales	-	<del>UP</del>	-	-	
Bar/tavern	-	<del>UP</del>	-	<del>UP</del> <sup>4</sup>	
Big box retail	-	-	-	-	
Building and landscape materials sales – indoor	P	-	<del>P</del>	-	17.42.130
Building and landscape materials sales – outdoor	UP	-	<del>P</del>	-	
Construction and heavy equipment sales and rental	UP	-	<del>P</del>	-	17.42.130
Convenience store	-	<del>P</del>	-	-	
Farm supply and feed store	<del>P</del> <sup>2</sup>	-	<del>P</del>	-	
Fuel dealer (propane for home and farm use, etc.)	<del>MUP</del>	-	-	-	
Groceries	-	<del>P</del>	-	-	
General retail	-	<del>P</del>	-	-	
<del>Laboratory/clinic</del>	<del>-</del>	<del>UP</del>	<del>UP</del>	<del>-</del>	
Marine hardware and supplies sales	P	<del>-</del>	<del>P</del>	-	
<del>Medical services, doctor's office</del>	<del>-</del>	<del>UP</del>	<del>P</del>	<del>-</del>	
Mobile home or RV sales	-	<del>UP</del>	<del>P</del>	-	
Office	-	<del>UP</del>	<del>P</del>	-	
Office – accessory	P	P	P	<del>P</del> <sup>4</sup>	
Office – processing and corporate	<del>P</del>	-	P	-	
Outdoor retail sales	UP	<del>UP</del>	-	-	17.42.130
Restaurant, café, coffee shop	-	<del>P</del>	-	<del>UP</del> <sup>4</sup>	17.42.190
Retail sales accessory to wholesaling	MUP	-	MUP	-	
Service station	-	-	-	-	
<b>Services – Business, Financial, &amp; Professional</b>					
ATM	p	<del>P</del>	P	<del>P</del> <sup>4</sup>	
Business support service	P	<del>P</del>	P	-	
<b>Services – General</b>					
Equipment rental	<del>P</del> <sup>2</sup>	-	-	-	
Kennel, animal boarding	UP	-	-	-	

**Comment [MJ39]:** This table would need to be further modified if visitor serving zoning district is added to the south side of the Mill Site. The changes that have been proposed to the table bring the table into line with state law and our current CLUDC use tables.

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

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Land Use <sup>1</sup>	Permit Required by District <sup>3</sup>				Specific Use Regulations
	IUMS	CHTMS	EMSIH	URMS	
Laboratory/clinic	–	–	–	–	
Medical services, doctor's office	–	–	–	–	
Medical Services, Clinic	–	–	–	UP4	
<del>Lodging – hotel or motel</del> Hospital	UP–	–	–	UP4UP4	(refer to development limitations)
Maintenance service – client site services	P <sup>2</sup>	–	–	–	
<del>Medical marijuana</del> Cannabis, dispensary, manufacturing	UP	–	–	–	17.42FBMG 9.20 (Ord 854 1, 2005) & 17.42.005
Public safety facilities	P	–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 <sup>2</sup>	–	UP	–	
Boat launching facility	–	–	–	–	
Broadcasting studio	P	–UP	–UP	–	
<del>Electric power generation</del>	–	–	–	–	
<del>Freight Train</del> terminal	PP <sup>2</sup>	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
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.~~

~~(3) 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.~~

~~(4) The two uses permitted within the Urban Reserve are (1) a 150-room resort/hotel, and (2) a 80,000 square foot research and education center. Land uses that are ancillary to these two permitted uses may also be permitted (as part of a mixed-use development project).~~

(5) May be approved as an interim use.

**Comment [MJ39]:** This table would need to be further modified if visitor serving zoning district is added to the south side of the Mill Site. The changes that have been proposed to the table bring the table into line with state law and our current CLUDC use tables.

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~~(6) Residential units permitted only in association with education/research center.~~

## 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 ~~SOUTHERN DISTRICT~~ INDUSTRIAL: MINIMUM PARCEL SIZE STANDARDS**

Zoning District	Minimum Parcel Size			
	Minimum Area	Minimum Width	Minimum Depth	Maximum Depth
<del>Light Industrial (IL)</del>	<del>5,000 square feet</del>	<del>50 feet</del>	<del>100 ft</del>	3 times width
<del>Mill Site Highway Commercial</del> <del>Timber Resources Industrial (CHMS-IT)</del>	<del>6,000 square feet</del> <del>5 acres</del>	<del>50 feet</del> <del>NA</del>	<del>No minimum</del> <del>NA</del>	
<del>Mill Site Heavy Industrial (IMSHI)</del>	5,000 square feet	50 feet	100 feet	
<del>Mill Site Urban Reserve (URMS)</del>	5 acres	<del>No minimum</del> <del>NA</del>	<del>No minimum</del> <del>NA</del>	

**TABLE 2-10 ~~SOUTHERN DISTRICT~~ INDUSTRIAL: DEVELOPMENT STANDARDS**

Requirements by District				
Development Feature	<del>CHMS-IL</del>	<del>IMS-IT</del>	<del>EMS-IH</del>	<del>URMS</del>
Residential Density	<del>Residential uses only permitted in conjunction with research center. Maximum number of dwelling units allowed on a parcel.</del>			
Minimum and Maximum	<del>None permitted</del> <del>15 live work units/acre</del>	<del>None permitted</del> <del>1 care-taker unit</del>	<del>None permitted</del> <del>1 care-taker unit</del>	<del>Maximum of 20 units in conjunction with research and education center.</del> <del>1 caretaker unit</del>
Setbacks <sup>1</sup>	Minimum and, where noted, maximum setbacks required for primary structures. See Section 17.30.100 for exceptions to these requirements.			
Front	<del>10 feet, except for 15 feet from Highway 1 and Coastal Drive.</del> <del>30 feet Main Street, 15 feet everywhere else</del>	<del>30 feet from OS and PR zone, 15 feet everywhere else.</del> <del>15 feet</del>	<del>10 feet, except for 30 feet from Coastal Trail and 15 feet from Highway 1 and Coastal Drive.</del> <del>OS and PR zone, 15 feet everywhere else</del>	<del>10 feet, except for 30 feet from Coastal Trail and 15 feet from Highway 1 and Coastal Drive.</del> <del>OS and PR zone, 15 feet everywhere else</del>
Side	10 feet, <del>30 feet from OS and PR zone</del>			
Side Street Side	10 feet, <del>30 feet from OS and PR zone</del>			

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

Requirements by District				
Development Feature	CHMS-IL	IMS-II	EMS-IH	URMS
Rear	10 feet if adjacent to an alley; 30 feet from OS and PR zones; 10 feet	30 feet from OS and PR zone; 10 feet everywhere else; 10 feet	30 feet from OS and PR zone; 10 feet everywhere else; 10 feet if adjacent to an alley; 20 feet from Coastal Trail property line; none required elsewhere	30 feet from OS and PR zone; 10 feet everywhere else; 10 feet if adjacent to an alley; 20 feet from Coastal Trail property line; none required elsewhere
Floor Area Ratio (FAR)	Maximum FAR allowed			
Maximum FAR <sup>1</sup>	0.426	0.420	0.448	NA
Height Limit	Maximum allowable height of structures. See Section 17.30.060 for height measurement requirements and height limit exceptions.			
Maximum Height	28 feet; 2 stories; 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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**Comment [MJ40]:** Consistent with current FAR limitations in these zoning districts.

**Comment [MJ41]:** A 28 foot height limit may preclude many light industrial and job generating uses. Consider higher limit with Use Permit approval

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2.3.4 ~~MILL POND AND~~ OPEN SPACE ZONING DISTRICTS

~~2.3.5 Open Space and Parks and Recreation zoning on the Mill Site would include the following: The primary purpose of the Mill Pond and Open Space District is the restoration of the former Maple Creek to connect the Maple Street riparian area with the beach at Fort Bragg Landing. This restoration project will result in the establishment of significant seasonal and year round riparian wetlands and wetland habitats that will provide stormwater treatment and detention benefits. The site will also provide public ocean and beach access, along with opportunities for passive recreation.~~



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

A. Allowable Land Uses

~~A. The Mill Pond and Open Space District is zoned Open Space and is not designated for development.~~

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.

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

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<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>2</sup> Open Space	Parks & Rec	Specific Use Regulations
Agricultural, Resource, & Open Space Uses			
<del>Agricultural accessory structure</del>	P		-
Animal Keeping	S	S	17.42.040

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

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Land Use <sup>1</sup>	Permit Required by District Open Space	Parks & Rec	Specific Use Regulations
<del>Community garden</del>	<del>UP</del>		
Nature preserve	P	P	
<del>Crop production, horticulture, orchard, vineyard</del>	<del>UP</del>	<del>UP</del>	
<b>Recreation, Education, &amp; Public Assembly Uses</b>			
Equestrian facility	<del>UP</del>	UP	
Hiking and/or biking trail	P	P	
Meeting facility, public or private	UP	UP	
Park, playground	<del>UP</del>	P	
<del>Library, Museum, Interpretive</del>	<del>UP</del>	<del>UP</del>	
<del>Sports &amp; Active Recreation</del>	<del>UP</del>	<del>UP</del>	
Outdoor assembly area	UP	P	
Community events	P	P	17.71.030
<del>Accessory Retail or services</del>	<del>-</del>	P	
<del>Accessory Office</del>	<del>P</del>	P	
<b>Transportation, Communication, &amp; Infrastructure</b>			
Pipeline or transmission line	S	S	17.42.144
<del>Utility facility</del> Telecommunications Facility	<del>P</del>	P	
<del>Roof-mounted solar</del>	P		
Wind <del>or solar</del> equipment for on-site energy use	MUP	MUP	
Utility infrastructure	P	P	

Comment [MJ42]: Confirm that this is feasible given clean up levels.

Comment [MJ43]: See above comment.

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(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. ~~Restricted Development Area~~**

~~The Mill Pond and Open Space District includes a Restricted Land Use Area, as shown in Figure 2-2. Development within this area is limited due to soil contamination from historical land uses.~~

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#### **C.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.

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<b>Page 24: [28] Comment [MJ26]</b>	<b>Jones, Marie</b>	<b>5/3/2018 12:47:00 PM</b>
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