



Polices and Standards

The success of any plan lies in the strength and realism of the tools it provides. The following chapter provides the tools needed to make the Woodland Downtown Specific Plan and its visions a reality.

Included in this chapter is:

- a description of how this plan will be implemented and administered,
- a set of policies and Implementation Measures that have been refined and consolidated from the previous Specific Plan in order to provide a more realistic plan and easier implementation,
- a description of land uses that are allowed in the Downtown area,
- development standards for site planning, and
- performance standards for land uses that previously required a conditional use permit (CUP) process.

8.1 PLAN ADMINISTRATION

As part of the implementation of the Specific Plan, the City will need to:

- take an active role in the planning and implementation of recommended projects;
- explore the various federal, state, and local funding programs that are available to assist the development of specific types of projects (i.e., Home

Investment Partnership Act [HOME] funding for residential development);

- meet with local stakeholders, who include local developers, business owners, and the community on a frequent basis to develop strategies to successfully carry out the projects that are recommended (including public/private partnerships); and
- stay well informed of what other communities with similar characteristics are doing to meet community needs based on current market conditions.

General Provisions

To avoid having to prepare a set of land use regulations completely separate from the General Plan and Zoning Ordinance of the City, this Specific Plan has been designed to build upon these documents. The text, illustrations, and maps contained in this Specific Plan augment the zoning for the planning area, including specifications for allowable land uses, intensities, character, and design.

The regulations contained in this Specific Plan supersede the City's Zoning Ordinance where there is a conflict in direction. Where a topic is not addressed in the Specific Plan, other City regulations apply.



The Community Development Director is responsible for interpreting all the requirements found in the Specific Plan. The Community Development Director may use applicable regulations found in the Zoning Ordinance for clarification, if not clearly provided for in this Specific Plan. If there is a land use that has not been identified in the Specific Plan or Zoning Ordinance, the Community Development Director may use his discretion in determining whether the land use is allowed in given zone. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the City's Zoning Ordinance. Determinations of the Community Development Director may be appealed to the Planning Commission within 10 days of said determination.

The Community Development Director also has the option of referring an issue for clarification to the Planning Commission.

Validity

If any section, subsection, sentence, clause, phrase, or portion of the Downtown Specific Plan is for any reason held to be invalid by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.

Applicability of This Specific Plan

The Downtown Specific Plan shall be applied to all properties within the planning area as shown on Figure 1-2, "Specific Plan Area."

References to Zoning Regulations

References to the City's Zoning Ordinance in this Specific Plan shall refer to Chapter 25 of the Code of the City of Woodland.

Adoption of Amendments

Amendments may be made to the Specific Plan in the same manner that the Specific Plan was originally adopted. The amendment may be proposed by the City Council, Planning Commission, City staff, City resident, or authorized agent. The amendment must cover all sections of the Specific Plan that will be affected by the change.

Violations and Enforcement of Specific Plan Regulations

Any individual or company that violates the regulations set forth in this document or does not comply with an order that has been issued by the City will be subject to the penalties outlined in the Woodland Municipal Code.

Specific Plan Findings

For any project proposal within the Downtown Specific Plan area, a finding must be made before the proposed project may be authorized or approved indicating that the proposed action (i.e., site plan approval, land use entitlement, use permit, proposed subdivision, or other applicable approval) complies with Specific Plan requirements.

Administrative Revisions

The Planning Director may approve minor deviations from or exceptions to the Specific Plan’s development standards (up to a 10 percent change for quantified items) if the project meets the following conditions:

- The proposed modification will improve the overall project appearance and function.
- The project would be compatible with, and not have a negative impact on, surrounding development.
- The project would help achieve the vision and goals specified for the Downtown area in the City’s General Plan or this Specific Plan.

Specific Plan Maintenance

The City will review the Specific Plan every five years (starting from the date of its adoption) to ensure it is consistent with the direction and needs of the Downtown area. More frequent updates can be undertaken if changes in market forces of the Downtown warrant revision. It is the City’s intent to maintain this Specific Plan to reflect the current needs of the Downtown area.

8.2 SPECIFIC PLAN POLICIES

The following section includes policies and implementation measures that are necessary to achieve the vision for the future of the Downtown area. Some policies and implementation measures have been carried over from the existing Specific Plan. A reference to the old policy/implementation measure is included in parentheses at the end of the appropriate item (e.g., “Land P-4”).

Some policies are implemented through other actions, such as programs, promotions, and projects. These are detailed in Chapter 9, “Actions.”

Land Use

LU-1 Government Facilities

The City shall continue encouraging the location of government facilities in the Downtown area to maintain it as the government center. (Land P-4)

LU-2 “Rice Mill” Expansion

The City shall continue to support mixed-use developments in District A4 and E1 with a similar style and scale of the historic rice mill building.

LU-3 Public / Private Partnerships

The City shall actively work to develop and promote public/private partnerships in developing mixed-use opportunities throughout the Downtown area.

LU-4 Design

Through the use of consistent development standards, the City shall ensure that buildings on Main Street maintain the consistent look of the historic Downtown.

LU-5 Using the Back Side of Main Street

The City shall enhance the backs of buildings fronting on Main Street through the development of courtyards and secondary storefronts that improve the functional space (e.g., outdoor eating opportunities) and overall attractiveness of these areas.



LU-6 Infill
The City shall provide infill incentives to encourage appropriate use of vacant lots.

upgrading of Downtown buildings. (Environ P-3)

Community Design

CD-1 Streetscape Improvements
The City shall upgrade the overall appearance of the Downtown through streetscape improvements such as street furniture, landscaping, signs, lighting enhancements, banners, and facade improvements. (Environ P-1)

CD-2 Design Guidelines
The City shall closely follow the Downtown Design Guidelines outlined in Chapter 6, "Design Guidelines", of this Specific Plan.

CD-3 Primary Gateways
To reinforce a strong community identity for the Downtown, the City shall develop enhanced entrances (gateways) on both ends of Downtown Main Street.

CD-4 Secondary Gateways
In addition to creating primary gateways on Main Street, the City shall create secondary gateways or entry points into the Downtown area (i.e., intersections of East Street with Court Street, Oak Avenue, and Cross Street).

CD-5 Broad Participation
The success of the Downtown is dependent on a public and private initiative. The City shall encourage the support and participation of businesses, property owners, and civic groups in streetscaping and visual

Implementation Measures

1. The City shall investigate other communities in the Central Valley that have created successful mixed-use developments to use as a model for these uses in Downtown Woodland.

Responsibility:
Redevelopment Agency
Community Development Department

Timeframe:
FY 2002-2003

2. The City shall develop a commercial loan pool funded by private banks, lending institutions, and grants that provide: 1) small loans for minor physical improvements like painting or rear-entry improvements, and 2) construction loans for more substantial improvements.

Responsibility:
Redevelopment Agency
Community Development Department

Timeframe:
FY 2002-2003

3. The City shall establish an "Adopt a _____" program to help fund and maintain streetscape improvements. Allow people to adopt a streetscape items, such as a bench, planter, and so forth.

Responsibility:
Redevelopment Agency
Community Development Department

Timeframe:
FY 2002-2003



Circulation

General

- CIR-1 Directional Signage.**
Provide clear guidance to vehicles and pedestrians to help them find locations and businesses in the Downtown.

Roadways

- CIR-2 Roadway Closures**
The City shall close Downtown streets as necessary in order to allow for the logical development of the area and provide better vehicular and pedestrian movement in the Downtown.

- CIR-3 Traffic Flow**
The City shall ensure the efficient and safe movement of vehicles in the Downtown area.

Pedestrian

- CIR-4 Pedestrian Access**
The City shall increase pedestrian access to Main Street from existing lots by improving existing alleyways and creating pedestrian-friendly, mid-block pathways that link parking lots to Main Street. (Circ & Park P-5)

Parking

- CIR-5 Parking Structure**
The City shall pursue development of a multi-story parking structure that supports parking for Downtown employment and shopping during the day and entertainment uses at night.
- CIR-6 Retail Uses in Parking Structure**
The City shall encourage retail frontages on the ground floor of new parking structures.
- CIR-7 Peripheral Parking**
Prior to development of a parking structure, the City shall encourage the development of peripheral parking lots for long-term parking for employees to ensure adequate short-term parking in the Downtown.
- CIR-8 Parking Management**
The City shall encourage the management of the Downtown's parking resources to ensure adequate parking for all users.
- CIR-9 Parking Distribution**
The City shall balance the Downtown parking resources so there are sufficient spaces to efficiently meet the needs of shoppers, businesses, and employees near their destinations. (Park P-6)



Transit

CIR-11 Enhanced Transit

Establish the provision of transit service in the Downtown area.

Implementation Measures

- 1. The City shall conduct a study to determine the feasibility of building a parking structure in the Downtown. (Park I-6) The preferred location of this structure is between Third and Fifth Streets. Alternative locations are shown on Figure 4-2, "Parking."

Responsibility:
Public Works Department
Community Development

Timeframe:
FY 2002 – 2003

- 2. The City shall pursue funding options and strategies for the construction and maintenance of new parking facilities/structures in the Downtown based on the Downtown Parking Management Plan and this Specific Plan.

Responsibility:
Public Works Department
Community Development
Finance Department

Timeframe:
On-going

- 3. The City shall continue to implement the Downtown Parking Management Plan. (Park I-9)

Responsibility:
Public Works Department
Community Development Department

Timeframe:
On-going

- 4. The City shall maintain a synchronized traffic signal system on Main Street that will ensure an efficient movement in the area while maintaining traffic speeds at an acceptable level for a pedestrian environment.

Responsibility:
Public Works Department

Timeframe:
On-going

- 5. The City shall work with the Yolo County Transportation District (YCTD) and area businesses to provide a Downtown trolley bus connecting government buildings and Downtown businesses. Initial runs can begin with a lunchtime service only and expand as demand warrants.

Responsibility:
Redevelopment Agency
Community Development

Timeframe:
FY 2003 – 2004

- 6. The City shall modify parking regulations to remove the blanket no overnight parking regulation to a posted hours system (thereby allowing overnight parking in appropriate locations, such as for residential uses).

Responsibility:
Police Department
Community Development Department

Timeframe:
July 2003

Historic Preservation

- HP-1 Historic Signs**
The City shall continue to identify and protect historic signs in the Downtown. (Historic I-4)
- HP-2 Restoration Program**
Develop a restoration program to preserve existing historic structures and the status of the Downtown as a Nationally Registered Historic District.
- HP-3 Technical / Financial Assistance**
The Redevelopment Agency should provide technical assistance to property owners considering the restoration of their buildings.

Implementation Measures

- 1. The Redevelopment Agency shall establish a program to assist in funding the stabilization of unreinforced masonry buildings. This program shall include the City actively pursuing grant funding for this rehabilitation (State Historic Preservation Office, etc.). Funding should be designated to help existing businesses and buildings with upper floor utilization potential as a first priority.

Responsibility:
Redevelopment Agency

Timeframe:
FY 2002 – 2003
- 2. The City shall continue to maintain a historic resources inventory.

Responsibility:
Community Development Department

Timeframe:
On-going

- 3. The City shall maintain funding sources for facade renovation and seek funding for structural rehabilitation on historic structures. (Historic I-8)

Responsibility:
Community Development Department

Timeframe:
FY 2003-2004
- 4. The City shall create a historic building education program including preservation workshops and informational resources (e.g., brochures) regarding design, technique, and economic benefits. (Historic I-10)

Responsibility:
Community Development Department

Timeframe:
On-going

Economic Development

- ED-1 Nighttime Activity**
The City shall support extended business hours in the Downtown by increasing lighting, promoting special events in the evenings, and encouraging land uses that have an active nightlife (e.g., restaurants, cafes, theaters).
- ED-2 Expanded Patronage**
The City shall encourage merchants, together with other groups, to develop effective campaigns to expand patronage and attract new investment. (Economic P-9)
- ED-3 Economic Activity**
The City shall strive to maintain a diverse Downtown by increasing residential uses along Main



Street, increasing office opportunities, expand entertainment venues, and increase tourism and other currently underdeveloped economic activities.

ED-4 Remove Economic Barriers

The City shall offer financial programs that will remove the economic constraints to Downtown investment. (Economic P-10)

ED-5 Reduce Governmental Constraints

The City shall review its permitting processing procedures and regulations to remove governmental constraints on Downtown businesses, making it more attractive for businesses to locate downtown.

ED-6 Active Promotion

The City shall be an active participant in the promotion of the Downtown area.

ED-7 Business Incubator

The City shall support initiatives to develop a business incubator program and facility in the Gateway Revitalization area.

Implementation Measures

1. The City shall utilize the services of commercial real estate specialists to bring major tenants to the Downtown. (Economic I-1)

Responsibility:

Redevelopment Agency
Community Development Department

Timeframe:

FY 2002-2003
On-going

2. The City shall develop a promotional campaign to entice desired businesses through brochures, marketing efforts, and so forth. (Economic I-1)

Responsibility:

Redevelopment Agency
Community Development Department

Timeframe:

FY 2003-2004

3. The City shall maintain an up-to-date inventory of Downtown businesses to help in business retention, expansion, and attraction.

Responsibility:

Community Development Department

Timeframe:

FY 2002-2003, on-going

4. The City shall review its building and planning regulations and permit processing fees and procedures to determine if they impede business attraction efforts. Revisions to correct constraints shall be pursued.

Responsibility:

Community Development Department

Timeframe:

FY 2003 – 2004

5. The City shall develop checklists and forms designed to make applications and project submittals easier and less time consuming for the applicant.

Responsibility:
Community Development Department

Timeframe:
July 2003

6. The City shall develop a brochure on the Downtown that provides an updateable list of available properties, provides a summary of this Specific Plan and potential projects, highlights funding and programs available to assist business, and provides an overview of the benefits of locating a business in the Downtown.

Responsibility:
Community Development Department

Timeframe:
July 2003

7. The City Council, City commissioners, and City staff shall actively participate in the promotion of the opportunities in the Woodland Downtown.

Responsibility:
Community

Timeframe:
On-going

8. The City shall join the Main Street program to assist in development and share resources with other communities.

Responsibility:
Redevelopment Agency
Community Development Department

Timeframe:
On-going

9. The City shall actively recruit private developers and seek grants and other funding sources to develop a business incubator facility in the Gateway Revitalization area. This facility will offer a flexible space design, shared common facilities (i.e., conference room, photocopying, etc.), and reduced rents to promising business interests.

Responsibility:
Redevelopment Agency

Timeframe:
On-going

Community, Culture, and Entertainment

CCE-1 Heritage

The City shall emphasize the historic nature of the Downtown with appropriate community events. (Com, Cult, & Ent. G-3)

CCE-2 Active Storefronts

The City shall encourage property owners to utilize empty storefronts/buildings for museum exhibits, displays, etc. (Environ I-10)

CCE-3 Entertainment District

The City shall create an entertainment district with entertainment uses (e.g., theaters) as the primary use and complementary uses (restaurants, cafes, ice cream parlors, civic plazas) directly adjacent to those uses.

CCE-4 Recreation Expansion

The City shall enhance and expand existing recreational uses such as parks in the Downtown area.



CCE-5 Art/Music in Public Places
The City shall promote art and music in public places. (Com, Cult, & Ent. P-4)

with sufficient capacity to serve development and protect public safety.

CCE-6 Cultural Diversity
The City shall promote multi-cultural activities to achieve greater exposure to, and use of the Downtown. (Com, Cult, & Ent. P-1)

CCE-7 Movie Theater/Cinema
The City shall actively pursue the establishment of a new or expanded theater/cinema in the Downtown Main Street corridor.

Administration

ADM-1 Plan Maintenance
The City shall ensure that the Downtown Specific Plan is maintained to reflect and respond to the needs of the community and Downtown businesses.

Implementation Measures

1. The City shall establish a public art program that includes incentives to bring local art, including murals, to Downtown.

Responsibility:
Community Development Department

Timeframe:
FY 2003 - 2004

Implementation Measures

1. The City shall ensure the successful implementation of the Downtown Specific Plan by requiring City staff to report, on a quarterly basis, the progress in implementation of the plan.

Responsibility:
Community Development Department

Timeframe:
On-going

2. The City shall review this plan every five years and update the plan as necessary to maintain its applicability.

Responsibility:
Community Development Department

Timeframe:
Every 5 years starting from 2002

Infrastructure

INF-1 Utility Undergrounding
The City shall work with utility providers to establish a timeline, method, and funding for the undergrounding of existing utilities. The City shall establish a protocol, based on development size, that requires undergrounding as part of a project. (Environ P-6)

INF-2 Infrastructure Capacity
Provide and maintain infrastructure facilities for water, wastewater, and storm drainage

8.3 ALLOWED LAND USES

Table 8-1 shows the land use matrix that will be used by the City in determining appropriate land uses within the Downtown. The matrix uses three symbols to indicate whether a use is allowed, conditionally allowed, or subject to a CUP process. If a land use is not listed on the matrix, the use is not permitted within the Downtown area. The Community Development Director will determine which category best fits a given use if questions arise.

To determine if a land use is allowed in a district, the following steps will be taken:

1. Find the closest land use type in the left hand column of the matrix (land uses are grouped by categories) and then find the appropriate district on the matrix (in what area is the site located, see Figure 3-3, "Downtown Districts" for locations). Where the row and column meet will be a cell that contains either a "■," a "○," a "C," or a blank space.
2. If a "■" appears in the cell, that land use type is an **allowed use** in that district. Development can proceed subject to the project meeting the other requirements specified in this Specific Plan and other applicable City requirements and permits.
3. If a "○" appears, the land use is a **conditionally allowed use**. Uses with this designation have previously been required to go through a CUP process. To enhance the responsiveness of the City while still protecting the future of the Downtown, a set of performance standards has been developed, and is included in Section 8.5, "Performance Standards." Projects in
4. Some uses have unique or significant siting issues that are best handled through a **CUP** process. These uses, noted with a "C," must go through a CUP process. Adult-oriented uses are subject to the CUP process and the requirements found in Section 25-21-75 of City of Woodland Zoning Ordinance.
5. If no symbol appears in a cell, the use is not allowed in that district.

this category will be reviewed by the Zoning Administrator to determine if the project meets the appropriate performance standards, complies with the other requirements of this Specific Plan and applicable City regulations, and does not pose any design or operational features that would require warrant further public review. If acceptable, the project can proceed like an allowed use, with no CUP required. A CUP may be required if the performance standards cannot be met, the applicant does not concur with the requirements presented, or the Zoning Administrator determines that further review is required.

Table 8-1. Land Use Matrix

Land Use	Districts (per Figure 3-3)				
	A	B	C	D	E
Commercial - Auto-Related					
Auto rental or lease agency (with vehicle storage)	C			○	
Auto rental or lease agency (office only)	■	■	■	■	■
Auto parts and accessory store, auto sound	○			■	
Auto and truck service stations	C				
Auto and truck service stations with mini mart					
Auto – minor service and repair (including automobile glass)	C			C	
Auto-lube shop	○			○	
Auto – major service and repair (engine/transmission overhaul)				C	
Auto sales, new (including RV, trailer, and motorcycle)	C				
Auto sales, used (associated with a new auto dealership) (including RV, trailer, and motorcycle)	C				
Auto sales, used, (including RV, trailer, and motorcycle)					
Commercial – Retail					
Antique stores	■			■	
Drug stores and pharmacies	■			■	
Food and grocery stores	○			○	
Gasoline sales (as a secondary use to another use)					
Gift shops, curio	■	■		■	■
Hardware stores	■			■	
Liquor sales	C			C	
Mini-marts	C				
Retail stores and shops (not otherwise listed)	■	■		■	■
Shopping centers (neighborhood scale)	C				
Variety stores	■			■	
Winetasting	C				
Commercial – Service					
Bail Bonds		C		C	
Barber and beauty shops	■	■	■	■	■
Bed and breakfast facilities	■	■	■	■	
Cafes, coffee shops, and restaurants (excluding drive-thrus)	■	■	○	■	■
Restaurants with drive-thru facilities					
Clothes cleaning and laundry pick-up stations	■			■	■
Financial institutions without drive-thru facilities	■	■		■	■

Table 8-1. Land Use Matrix

Land Use	Districts (per Figure 3-3)				
	A	B	C	D	E
Financial institutions with drive-thru facilities	○	○		○	○
Florists	■	■	■	■	■
Fortune telling	C				
Hotels and motels	C	C		C	C
Laundromats				■	
Locksmiths	■	■		■	■
Massage establishments	C	C		C	
Pet grooming	■			■	
Printer/copies	■	■		■	■
Shoe repair	■	■	■	■	■
Tattoo/piercing establishments	C				
Taxi cab service (dispatch only, no vehicles on site)	■			■	
Taxi cab service (dispatch and vehicle storage, no service/repair))	C			■	
Commercial - Entertainment					
Bars, cocktail lounges, and taverns	C			C	
Bowling alleys					
Card rooms	C			C	
Dance halls	C			C	
Pool halls	○			○	
Skating rinks, skateboard parks (indoor)	C			○	
Swimming, tennis, racquetball, and health clubs	○	○		○	■
Theaters, cinemas, performing arts center	○				
Video game centers	○			○	
Video games when incidental to a permitted use	■	■		■	■
Youth-oriented entertainment	○	○	○	○	
Commercial - Miscellaneous					
Appliance sales, service, and supply	■			■	
Bakeries	■	■		■	■
Funeral homes and mortuaries	■	■		■	
Glass sales, service, and supply (non-automobile)	■			■	
Heating and air conditioning sales, service, and supply	○			■	
Plumbing sales, service, and supply	○			■	
Produce stands, Christmas tree lots, and Other Seasonal Uses	○			○	

Table 8-1. Land Use Matrix

Land Use	Districts (per Figure 3-3)				
	A	B	C	D	E
Industrial					
Cabinet, carpenter, and woodworking shops				○	○
Communication and public utility service facilities	■	■	■	■	■
Heavy industrial					
Light industrial				C	C
Plant nurseries and green houses				○	○
Research and development facilities, laboratories				○	○
Sign companies	■			■	■
Upholstery				○	○
Institutional and Government					
Churches (not allowed on ground floor on Main Street)	C	C	C	C	C
Food Distribution		C		C	
Food Service (1)		C		C	
Public and private schools	C	C	C	C	C
Public and quasi public building and uses	■	■	○	■	■
Technical, trade, and craft schools and studios	■	■		■	■
Social Service Providers		C		C	
Studios – art and craft/dance	■	■	○	■	○
Social halls, lodges, fraternal	■	■	○	■	
Temporary Housing (2)		C		C	
Office					
Medical and dental clinics	■	■	■	■	■
Medical laboratories	■	■		■	■
Offices, small (less than 5,000 square feet)	■	■	■	■	■
Offices, large (greater than 5,000 square feet)	■	■		■	■
Opticians	■	■	■	■	■
Veterinary offices and clinics				○	○
Residential					
Boarding and rooming houses	C		C	C	
Residential – single family/duplex/split lot (3)			■	○	○
Residential – multiple family (3)	○	○		○	○
Residential hotels	C				
Miscellaneous – General					
Bus depot	○				

Table 8-1. Land Use Matrix

Land Use	Districts (per Figure 3-3)				
	A	B	C	D	E
Parking facilities, off site	○	○	○	○	○
Passenger terminals	○				
Mixed use developments (4)	See note				
Adult-Oriented Land Uses (see Section 25-21-75 of City of Woodland Zoning Ordinance)					

- (1) Facility or use where food is regularly served on a not-for-profit basis. All activities, including waiting areas, must be conducted indoors unless otherwise modified through the CUP process. Bathroom facilities of adequate size to serve the expected clientele shall be provided within the facility.
- (2) Facility or use that provides temporary housing for individuals on a not-for-profit basis. May include, but is not limited to, emergency housing on a short-term basis or temporary transitional basis until permanent housing is available. Does not include temporary shelters for the relief of natural disasters or similar emergencies.
- (3) In District E, residential uses allowed only in areas shown on Figure 7-1.
- (4) Mixed uses are allowed in any district. Development requirements will be based on the use proposed for a given space (e.g., residential requirements for residential areas, commercial requirements for commercial areas). For common areas or shared facilities, requirements will be based on the land use with the most restrictive requirements.

8.4 DEVELOPMENT STANDARDS

The development standards that apply to the Downtown Specific Plan areas, including height, setback, parking and lot coverage requirements, are listed in Table 8-2, "Development Standards," below. All land use must comply with these development standards unless it is within an approved Planned Unit Development that establishes alternative development standards.

In addition, all non-residential development must meet the following basic development standards.

- All uses or activities shall be conducted wholly within completely enclosed buildings, except for auto service stations, off-street parking and loading facilities, temporary outdoor

uses, vehicle leasing and sales, or where in the opinion of the Zoning Administrator the use is incidental to a principal use on the premises and the proposed outdoor use is in character and harmony with the surrounding area.

- All uses adjacent to residential zones shall be located, oriented, and designed so as to be compatible with said residential zone.
- Fencing and landscaping adequate to screen development from adjacent residential zones along rear and side property lines.
- Maximum noise level at the property lines shall not exceed 65 dBA Ldn.
- Outside storage or solid wastes and containers for solid waste, containers, merchandise, or other items or goods awaiting pickup, sale, or disposition shall be prohibited except where

Table 8-2. Development Standards

Standard	Downtown Specific Plan Districts				
	A	B	C	D	E
Height	65 feet	65 feet	40 feet	65 feet	40 feet
Front and Street Side Yard Setback	Average*	Average*	Average*	Average*	20 feet
Side Yard Setback	None	None	None	None	15 feet
Rear Yard Setback	None, unless adjacent to residential use, then 10 feet	None, unless adjacent to residential use, then 10 feet	20 feet, unless adjacent to Areas A or B, then 10 feet	None, unless adjacent to residential use, then 10 feet	0 (except 30 feet setback from RR center line)
Parking	Per Parking District	Per Parking District	Per Parking District	Per Parking District	Per Zoning Ordinance
Lot Coverage	100%	60%	60% adjacent to Areas A or B, 50% adjacent to residential zone	60%	50%

*Average: Use the average setback on the block where the project is located.

screened to the satisfaction of the Planning Commission or Zoning Administrator (whichever is the final approval).

- The re-occupancy of a commercial building is subject to the approval of the Zoning Administrator.
- Site plan approval required for all uses requiring a building permit.

8.5 PERFORMANCE STANDARDS

The purpose of the performance standards option is to allow an applicant or project sponsor to avoid the CUP process by meeting specific requirements for project design and operation. As indicated in Table 8-1, "Land Use Matrix," there are several land uses that are permitted through the CUP process or through meeting specific performance standards.

The following are the performance standards for each of the land use categories marked with a ○ on Table 8-1 (these do not apply to Allowed Uses). Compliance with all of the performance standards listed for each land use category/use may allow a project to be processed as an allowed use instead of a CUP, subject to review and additional conditions required by the Zoning Administrator. Failure to meet the performance standards listed or desire to contest the requirements will result in the project being processed as a CUP.

The performance standards listed in this section are solely for determination of process. For instance, a proposal for an auto repair facility with repair bays facing Main Street would not meet all of the performance standards listed, and would require a CUP. In the CUP process, these performance standards do not limit what can be requested or approved.

Commercial – Auto-Related

- Vehicles are not allowed to be repaired or serviced outside of an enclosed structure.
- Service bays or repair facilities are not allowed to face a public right-of-way (does not include alleyways).
- Outdoor display of merchandise, storage of parts or repair equipment is not allowed in a property's street frontage(s).
- New or modified outdoor paging systems are not allowed. Existing systems may continue to be used if noise levels at the property line are maintained at a reasonable level to prevent the creation of a nuisance for surrounding land uses.
- The use of flags, pennants, streamers, or similar devices is prohibited.

Commercial – Retail Commercial – Service

Food and Grocery Stores/Mini-Markets

- Designs shall reflect a pedestrian orientation (no front parking lot).
- Deliveries shall be restricted to between 7:00 am and 9:00 pm.
- Loading docks shall be screened from view from a public right-of-way.
- New gasoline sales are not allowed.
- No drive-up or drive-thru facilities are allowed.
- Liquor sales will require a CUP process.



Cafes, Coffee Shops, and Restaurants

- Hours of operations are limited to between 5:00 am and 10:30 pm.
- Seating shall be limited to inside the main structure or outside on the sides of the main structure facing a public roadway.
- Adequate parking shall be demonstrated to avoid spillover parking in residential areas.

Drive Thrus (Financial Institutions)

- New drive thrus must be located so that the transaction windows/areas are not located adjacent to or face directly towards a public right-of-way (does not include alleys).
- Speaker boxes for drive thrus shall be directed away from nearby residential or office uses.
- Queing for drive thru facilities may not block required parking or drive aisles.

Commercial – Entertainment

- Entertainment uses with a high proportion of evening patronage should work with nearby commercial/office/industrial property owners/tenants to work out reciprocal parking arrangements instead of building substantial new parking. Adequate parking must be demonstrated for the use.
- The business owner shall submit a security plan to the City prior to occupancy for uses with occupancies (capacity) greater than 100 persons.
- Noise levels at the property line shall be within the limits of the City’s Noise Ordinance.

- Service or sale of alcoholic beverages will require approval of a CUP for the use.

Commercial – Miscellaneous

**Heating and Air Conditioning Sales, Service, and Supply
Plumbing Sales, Service, and Supply**

- The storage of repair equipment and supplies must be screened from public view.
- Loading docks and storage areas for company vehicles must be screened from public view.
- All repairs must be conducted within an enclosed structure.
- No work bays are allowed to open out onto a public street (not including alleys)

Produce Stands, Christmas Tree Lots, and Other Seasonal Uses

- Produce stands and similar temporary booths that are part of a City-sponsored Farmers’ Markets are subject to a temporary use permit, and are exempt from these provisions.
- These uses are subject to a temporary use permit. Only a permanent stand would require a CUP application.

Industrial

- The storage of equipment and supplies must be screened from public view using a structural component that is compatible with the main structure.
- Noise levels at the property line shall be within the limits of the City’s Noise Ordinance.



- No open bays or loading areas shall face a public roadway (excluding alleys).
- Adequate parking for employees and visitors must be provided on-site.
- Off-site parking of delivery vehicles on public streets or alleys is not allowed.

Institutional and Government Office

All Uses

- Applicant shall demonstrate adequate parking to serve the proposed use and not utilize parking in residential areas.

Veterinary Offices and Clinics

- Boarding of animals shall be limited to those under medical care and shall occur only on the interior of the main structure.

Residential

Boarding and Rooming Houses

- Applicant shall demonstrate adequate parking to serve the proposed use.
- All areas not dedicated for residential units, ancillary structures, parking, and drive isles shall be landscaped and maintained.
- Landscaping shall be required in parking areas. Landscaping at the end of drive isles will enhance the aesthetics of the property.

Single-Family

- For developments of more than three structures, residential structures shall

be set back varying distances from the minimum setback in order to increase visual diversity. Setbacks shall vary a minimum of 5 feet. For one or two units, setback shall be based on the standard setback in the neighborhood.

- Residences should have varying entry locations and facades.
- All roof surfaces shall provide an overhand of at least 12-inches, with 18 inches preferred.
- Structure placement and style shall be compatible with residential units in the surrounding area.

Multifamily

- Common open spaces should be conveniently located within a complex, and separate and secured children’s play areas are encouraged.
- Designs that are centered or focused on a paved parking surface and carports/garages are not desired.
- All areas not dedicated for residential units, ancillary structures, parking, and drive isles shall be landscaped and maintained.
- Landscaping shall be required in parking areas. Landscaping at the end of drive isles will enhance the aesthetics of the property.
- Complexes with more than 60 units shall include a perimeter wall and use a security gate for access into the project.
- The maximum number of units in a single structure (or connected structures) shall be 10.
- Parking shall be distributed throughout the project to provide convenient access to each unit.



- Covered parking, in a ratio of one space per unit, shall be provided on-site.
- Facade and roofline articulation are required to reduce the mass of a complex.
- All air conditioning units shall be screened from public view using materials consistent with those used on the main structure.

Miscellaneous – General

**Bus Depot
Passenger Terminal**

- With the exception of local serving busses, passenger loading/unloading shall occur on the side of the building that does not face a public street (excludes alleys).
- Applicant shall demonstrate adequate parking to serve the proposed use.
- Hours of operations are limited to between 6:00 am and 10:00 pm.

Parking Facilities, Off-Site

- All surface parking lots shall include appropriate landscaping.
- Parking structures should be developed in areas designated on Figure 4-2, "Parking."

Mixed Use Development

Mixed-use developments involve structures that include both residential and retail and/or office development. Mixed-use developments must adhere to the following performance standards.

- Retail uses are limited to the first floor.
- Residential units are not allowed to occupy the first floor.
- Projects must provide appropriate separation between different use types (e.g., residential and office).
- Designated parking must be available for each residential unit in keeping with Zoning Ordinance standards.