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DATE: July 22, 2009
TO: Planning Commission
FROM: Kim Jordan, Senior Planner
SUBJECT: Workshop #2: Downtown Zoning Code

At the July 22nd meeting, the Planning Commission will be reviewing and discussing Sections 4 and 5 of the draft Downtown Zoning Code (DZC). Both sections were provided to the Planning Commission after the July 8th meeting. Since then the information has been made available in the following manner:

- emailed to the interested parties list on July 9th;
- provided to the Design Review Board on July 9th;
- made available in the Planning and Community Development Department on July 9th; and
- posted on the City's website on July 10th.

Section 4 – Building and Site Uses

Section 4 of the DZC identifies the allowed, permitted, and prohibited uses for the zoning districts (General Urban, Urban Center, and Downtown Core) included in the DZC. The majority (all except approximately 4 parcels) of the property located within the proposed boundaries of the DZC are zoned Community Commercial (C1). The remaining parcels are zoned Heavy Commercial (C2).

In order to provide a comparison of the uses proposed for the DZC and the uses currently allowed in the C1 and C2 zoning districts, the following information has been included as attachments:

- Community Commercial (C1) zoning district regulations (see attachment 1)
- Heavy Commercial (C2) zoning district regulations (see attachment 2)
- Zoning District Comparison Table – Uses (see attachment 3)
This table compares the uses that would be allowed in the DZC and the current uses allowed in the C1 and C2 zoning districts
- Zoning District Comparison Table – Uses Not Included (see attachment 4)
This table identifies the uses that are currently allowed in the C1 and/or C2 District that would no longer be allowed within the DZC boundaries. The DZC would include, as is typical, a non-conforming use section that would allow existing, legal uses to continue.

The non-conforming section is included in Section 12: Administration and Procedures of the DZC, which is scheduled to be reviewed later in the workshop process.

The uses identified include terms that are used in the existing zoning code as well as updated terms. Each use should be defined in the glossary, which was provided previously.

Section 5 – Development Standards

Section 5 identifies the development standards for each zoning district included in the DZC – General Urban, Urban Center, and Downtown Core. The standards for the existing C1 and C2 zoning districts are included as attachments (see attachments 1 and 2). Additional requirements are included in other sections of the Ukiah City Code, including the Subdivision Ordinance.

Attachment 1: Community Commercial (C1) Zoning

Attachment 2: Heavy Commercial (C2) Zoning District

Attachment 3: Zoning District Comparison Table – Uses

Attachment 4: Zoning District Comparison Table – Uses Not Included

Attachment 5: Zoning District Comparison Table – Development Standards