



CITY OF UKIAH
Department of Planning & Community Development
300 Seminary Avenue, Ukiah, CA 95482
planning@cityofukiah.com (707) 463-6202
www.cityofukiah.com



FREQUENTLY ASKED QUESTIONS - APRIL 2007

Downtown Ukiah - Perkins Street Corridor Form-Based Zoning Code

What is the purpose of the project? The purpose of the project is to create a vibrant, livable Downtown and community gateway, using a 'form-based' development code that emphasizes the physical form of the city, the relationship of buildings to each other, to the street, and to open spaces - rather than regulations that emphasize the separation of land uses.

When will the new regulations take effect? Following the Charrette, the regulations must be drafted, reviewed by the public and Planning Commission, and then adopted by the City Council before they become effective. Public hearings will be held at each step. It is anticipated they will be adopted and effective by the end of 2007.

Can I review the draft proposal and make comments before it is adopted? Yes. Notices will be mailed to property owners in and around the project area, legal notices will be placed in the Ukiah Daily Journal, and the information will be publicized.

Where can I find a copy of the proposal and the adopted code? As they are developed, the materials will be online at: www.cityofukiah.com (go to: Featured Topics - Planning and Community Development), and available at the City of Ukiah - Planning and Community Services Department, (707) 463-6206, 300 Seminary Avenue, Ukiah, CA 95482.

How will the new regulations relate to my existing zoning (R-1, C-1, C-N, etc.)? The regulations would be adopted as part of the Ukiah Municipal Code. It is anticipated that new 'zoning' districts will replace the existing zoning on properties in the project area. The specifics will be determined as part of the process. Refer to the document titled, *What is a Form-Based Code?*

Will uses of properties in the project area change? Uses that may be undertaken are specified by the zoning for each parcel. Regulations governing uses will be evaluated during this process, and may change.

Would the revised regulations require property owners in the project area to make changes if not otherwise proposing any change in a business or building? It is not anticipated that the new regulations would require property owners to make improvements or changes simply as a result of adoption of the code.

Will the requirements to develop increase? What types of additional or new permits will I need in order to develop? This will be determined through the adoption process.

Will fees for utilities or building permits increase? These fees should not be affected by the adoption of the code.

Will my taxes change if my property is located in the project area? No, not as a result of adoption of the regulations. If you make improvements or modifications to your property then your taxes may change.