DRAFT
ORDINANCE No. 1569

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCATA AMENDING THE LAND USE CODE, TITLE IX, PLANNING AND ZONING, OF THE ARCATA MUNICIPAL CODE TO ADOPT THE GATEWAY ZONING CODE

WHEREAS, the General Plan is the overarching plan for ensuring social justice and racial equity while balancing community growth, development, resource protection, provision of public services, circulation and mobility, housing access and affordability, economic development and job growth, capital infrastructure investment, climate adaptation, and quality of life in the City. The City Council adopted the last comprehensive update to the City's General Plan in 1999 for the planning period ending 2020; and

WHEREAS, part of the General Plan planning effort included provisions for encouraging development in areas close to the urban core of Arcata, in proximity to jobs, retail, Cal Poly Humboldt, and housing, emphasizing infill development with the goals increasing racial equity and social justice, improving access to affordable housing, building a sense of place and culture, preserving and enhancing open space, while growing Arcata's economy in sustainable ways; and

WHEREAS, the Gateway Area Plan, included as an element of the General Plan, encompasses approximately 139 acres adjacent to the downtown with opportunities for redevelopment and investment, was identified in the certified 2019-2027 Housing Element as a required rezone to meet the City's housing development obligations, the Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, the Gateway Zoning Code amends the City's Land Use Code to ensure that the City's zoning requirements are consistent with the General Plan and the Gateway Area Plan as an element of that General Plan; and

WHEREAS, Planning Commission Resolution No. PC-24-05 adopted on May 14, 2024, contains the Planning Commission's recommendation for adoption of the Gateway Zoning Code;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARCATA DOES ORDAIN AS FOLLOWS:

Section 1. Factual Findings. The City Council of the City of Arcata hereby makes the following findings:

1. The City Council committed to a mandatory rezone in the Gateway Area in its Housing and Community Development Department certified 2019 Housing Element; and
2. In-fill development is the most effective strategy to preserve open space and working lands surrounding the City of Arcata while meeting its housing needs; reduce Vehicle Miles Traveled and the negative impacts of Green House Gasses by bringing a mix of uses closer together and by generating the economies of scale necessary to support robust public transit;

Section 2. Zoning Text Amendment, Section 9.110. The May 29, 2024, version of the Gateway Code, incorporated herein by reference and made a material part of this ordinance, is hereby amended into Title IX, *Planning and Zoning*, Chapter 1, *Planning and Zoning Standards*, Section 9000, *Land Use Code,* creating Article 11, *Gateway Code,* Section 9.110 et seq. The Gateway Code shall regulate land use and development only within the Gateway Area.

Section 3. Zoning Map Amendment, Section 9.12.020. Title IX, *Planning and Zoning*, Chapter 1, *Planning and Zoning Standards*, Section 9000, *Land Use Code,* Article 1, *Land Use Code Applicability*, Section 9.12.020, Z*oning Map and Zoning Districts*, *Exhibit 1 – Zoning Map*, is hereby amended, replacing zoning districts with Commercial Mixed Use Center and Natural Resources – Public Trust as shown in Exhibit 1 – Gateway Base Zoning, incorporated herein by reference.

Section 4. Zoning Map Amendment, Section 9.12.020. Title IX, *Planning and Zoning*, Chapter 1, *Planning and Zoning Standards*, Section 9000, *Land Use Code,* Article 1, *Land Use Code Applicability*, Section 9.12.020, Z*oning Map and Zoning Districts*, *Exhibit 1 – Zoning Map*, is hereby amended, adding Gateway Barrel, Gateway Hub, Gateway Corridor, and Gateway Neighborhood districts as Combining Zones to properties in the Gateway Area Plan area according to Exhibit 2 – Gateway Combining Zones, incorporated herein by reference.

Section 5. Zoning Text Amendment, Section 9.12.020.A. Title IX, *Planning and Zoning*, Chapter 1, *Planning and Zoning Standards*, Section 9000, *Land Use Code,* Sections 9.12.020.A, Table 1-1; 9.26.030, Table 2-10; and 9.28.120, as shown in Exhibit 3 using bold, double-underline/strikeout text. Subsections that remain unchanged are not shown and are indicated by three consecutive asterisks (* * *). The Table of Contents and the Chapter 9.28 Sections listing shall reflect the following change:

9.28.120 Repealed by Ordinance No. 1569~~Creamery District (:CD) Combining Zone~~

Section 6. Findings of Approval. Based upon the whole record, information received in public hearings, comments from responsible and trustee agencies, the public, and the Arcata Planning Commission recommendation PC-24-05, dated May 14,2024, the following findings of approval are hereby adopted pursuant to Land Use Code Section 9.92.050.B, *Zoning Map and Land Use Code Amendment Findings*, and California Government Code, Section 65860:

1. The proposed amendment is consistent with the General Plan. The Gateway Code proposes overlay zones that implement land use designations identified in the Gateway Area Plan, an Element of the General Plan;

2. The affected sites are physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation and proposed or anticipated uses and/or development; and

3. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Section 7. California Environmental Quality Act Determination. The City Council certified the Environmental Impact Report (SCH# 2022020107) and adopted a Statement of Overriding Considerations pursuant to California Environmental Quality Act Guidelines Sections 15090-15093 on _____, 2024, by Resolution No. 234-47.

Section 8. Severability. If any provision of this ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

Section 9. Limitation of Actions. Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

Section 10. Effective Date. This ordinance shall become effective thirty (30) days from and after its final passage, provided it is published pursuant to Government Code section 36933 in a newspaper of general circulation within fifteen (15) days after its adoption.

DATED:

ATTEST:

_____ _____

City Clerk, City of Arcata Mayor, City of Arcata

CLERK'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of Ordinance No. 1569, passed and adopted at a regular meeting of the City Council of the City of Arcata, County of Humboldt, State of California, on the ___ day of _____, 2024, by the following vote:

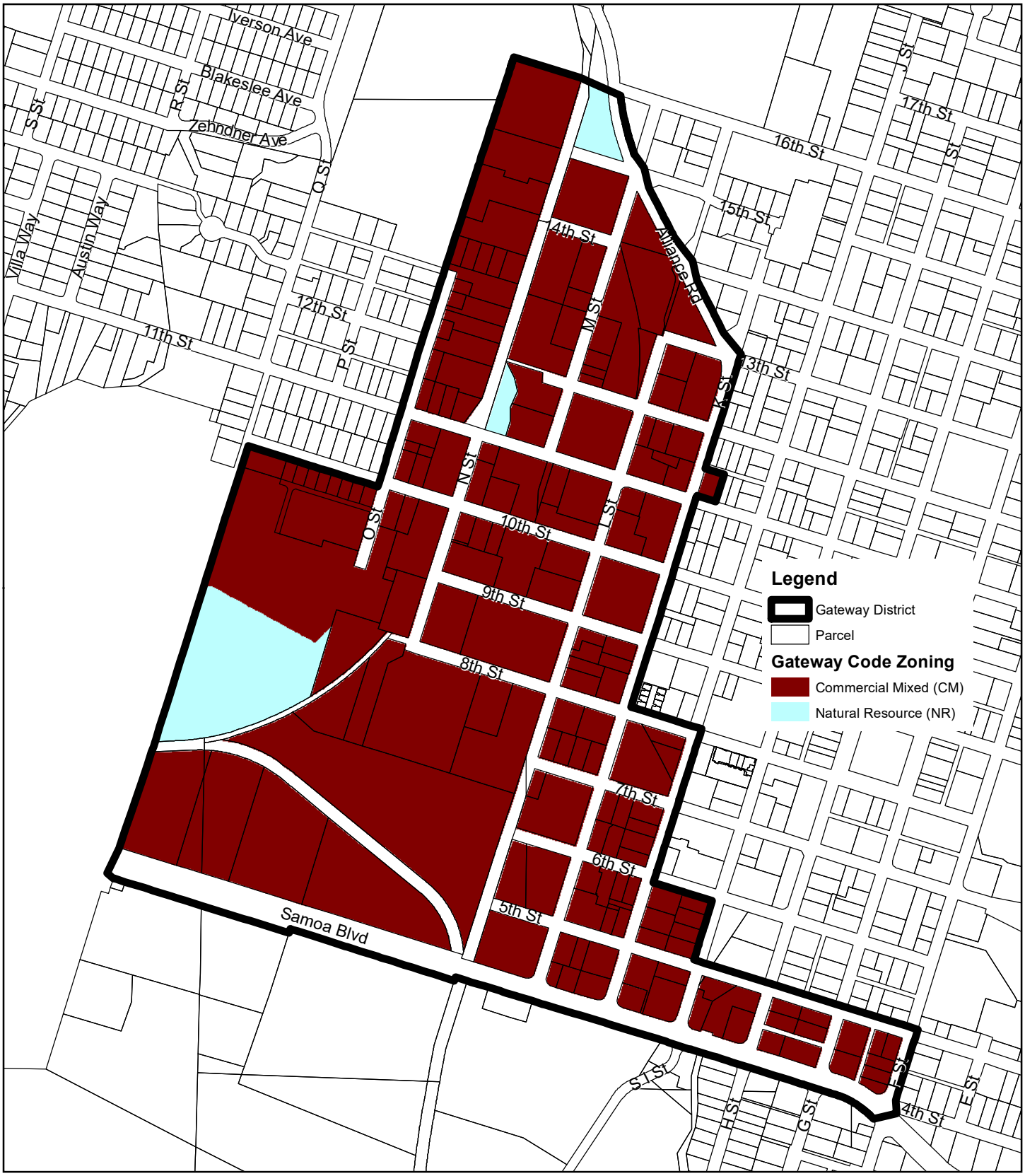
AYES:

NOES:

ABSENT:

ABSTENTIONS:

_____
Rhea Varley
City Clerk, City of Arcata



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Web: https://www.cityofarcata.org

0 250 500 Feet

1:6,610

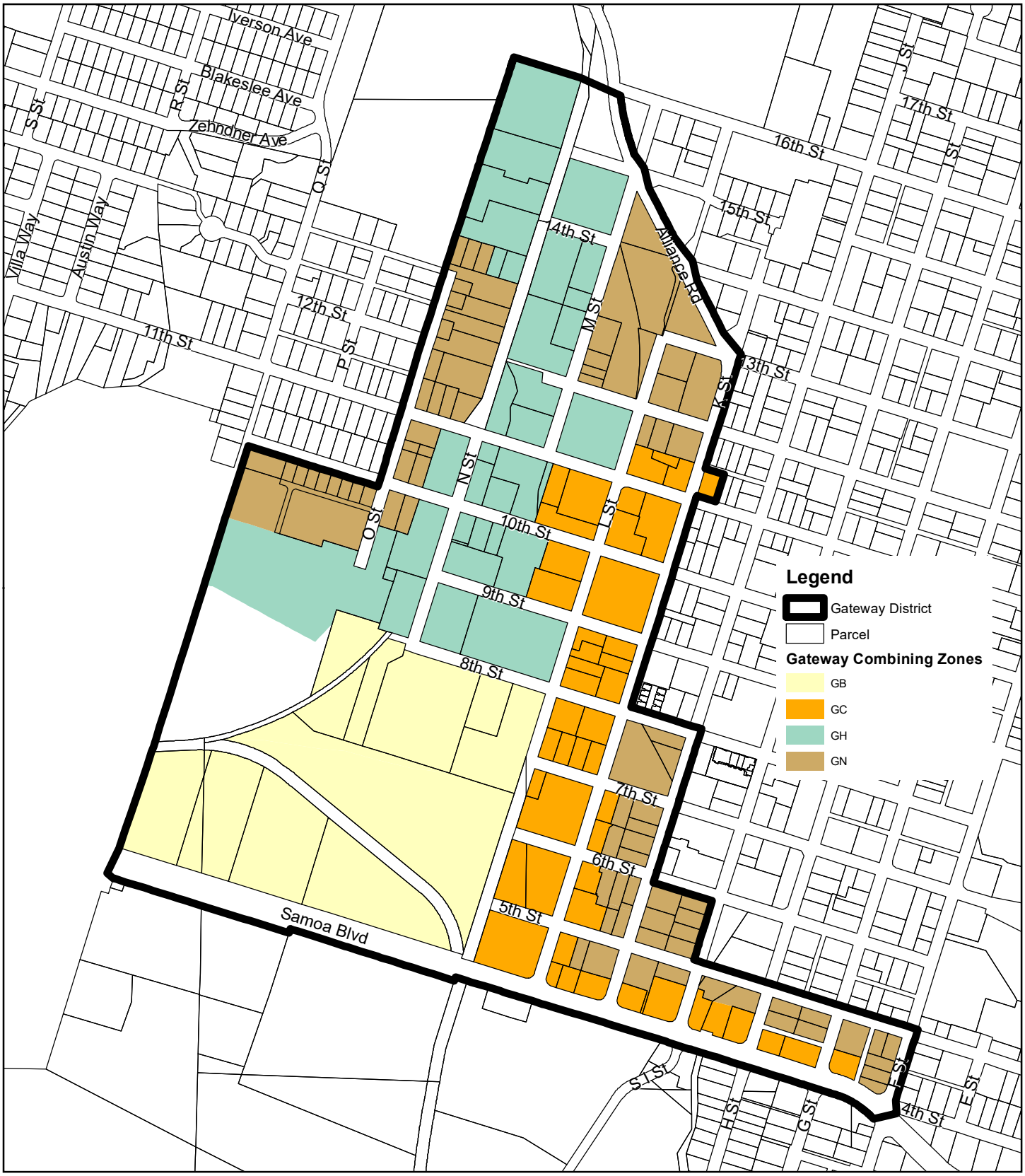
Map Projection: Lambert Conformal Conic
Horizontal Datum: North American 1983
Grid: NAD 1983(2011) StatePlane California I FIPs 0401 Feet

Gateway Zoning Exhibit #1

Gateway Base Zoning

Figure 1

Date: 4/30/2024



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Gateway Zoning Exhibit #2

Gateway Combining Zones

Sheet 2 OF 2

Figure 2

Date: 4/30/2024

Exhibit 3

Ordinance 1569 Zoning Text Amendments

A. Title IX, Planning and Zoning, Chapter 1, Planning and Zoning Standards, Section 9000, Land Use Code, Article 1, Land Use Code Applicability, Section 9.12.020.A, Zoning Districts Established, Table 1-1, Zoning Districts, delete Creamery District and add Gateway Districts:

Table 1-1 - Zoning Districts

Zoning District Symbol	Name of Zoning District	General Plan Designation Implemented by Zoning District
	* * *	
Combining Zones		
~~**:CD**~~	~~**Creamery District**~~	~~**Industrial - Limited**~~
:GB **:GH** **:GC** **:GN**	**Gateway Barrel District** **Gateway Hub District** **Gateway Corridor District** **Gateway Neighborhood District**	**Commercial Mixed Use Center** **Commercial Mixed Use Center** **Commercial Mixed Use Center** **Commercial Mixed Use Center**
:HL	Historic Landmark	All
:CIZ	Cannabis Innovation Zone	Specific Industrial - Limited and Industrial - General properties - See Section 9.28.130, Figure 2-25.
:NH	Natural Hazards	All
:NCA	Neighborhood Conservation Area	All
:PA	Plaza Area	Commercial - Central
:PD	Planned Development	All
:SCA :SCNR :SCR :SCC :SCI :SCP	Special Considerations - Agricultural Special Considerations - Resource Special Considerations - Residential Special Considerations - Commercial Special Considerations - Industrial Special Considerations - Public Facility	Agricultural Natural Resource Residential Commercial Industrial Public Facility
:WP	Wetland Protection	Natural Resource - WSP
:SP	Stream Protection	Natural Resource - WSP
:MP	Mobilehome Park	Residential Medium Residential High

B. Title IX, Planning and Zoning, Chapter 1, Planning and Zoning Standards, Section 9000, Land Use Code, Article 2, Zoning Districts & Allowable Land Uses, Section 9.26.030, Commercial, Industrial, and Public Facility District Allowable Land Uses, Table 2-10, Allowed Land Uses and Permit Requirements for Commercial, Industrial, and Public Facility Zoning Districts, delete reference to Creamery District:

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial, Industrial, and Public Facility Zoning Districts	**P** **Permitted Use, Zoning Clearance required** **MUP** **Minor Use Permit required** **UP** **Use Permit required (2)** **S** **Permit determined by specific use regulations** **—** **Use not allowed**								
LAND USE (1)	**PERMIT REQUIRED BY DISTRICT**								**Specific Use Regulations**
	CC	**CG**	**CV**	**CM**	**IL**	**~~IL-2~~**	**IG**	**PF**	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING									
Agricultural cultivation - Cannabis	UP(9)	UP(9)	—	—	UP/P	—	UP/P	—	9.28.130 and 9.42.105
Agricultural processing - Very low impact	—	—	—	—	P	~~P~~	P	—	
Agricultural processing - Low impact	MUP(4)	MUP(4)	—	—	P	~~P~~	P	—	
Biodiesel production	—	—	—	—	UP	~~UP~~	UP	—	
Composting	—	—	—	—	MUP	~~MUP~~	MUP	—	
Construction contractors	—	—	—	—	P	~~P~~	P	—	
Furniture and fixtures manufacturing, cabinet shop	—	UP	—	—	P	~~P~~	P	—	
Laboratory - Medical, analytical, R&D	—	P(10)	—	—	P(10)	~~UP(8)~~	P(10)	—	
Laundry, dry cleaning plant	—	UP	—	UP	P	—	P	—	
Manufacturing/processing - Low impact	MUP(4)	MUP(4)	—	—	P	~~P~~	P	—	
Manufacturing/processing - Moderate impact	—	—	—	—	MUP	~~MUP~~	MUP	—	
Manufacturing/processing - High impact	—	—	—	—	—	—	UP	—	
Media production	P	P	—	—	P	~~P~~	P	—	
Printing and publishing	P	P	—	—	P	~~P~~	P	—	
Recycling - Processing facility	—	—	—	—	MUP	~~MUP~~	P	—	9.42.160
Recycling - Reverse vending machines	—	P	P	—	P	—	P	—	9.42.160
Recycling - Scrap and dismantling yards	—	—	—	—	—	~~UP~~	MUP	—	9.42.160

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial, Industrial, and Public Facility Zoning Districts	P MUP UP S —	Permitted Use, Zoning Clearance required Minor Use Permit required Use Permit required (2) Permit determined by specific use regulations Use not allowed							
LAND USE (1)	PERMIT REQUIRED BY DISTRICT								Specific Use Regulations
	CC	CG	CV	CM	IL	~~IL-2~~	IG	PF	
Recycling - Small collection facility	—	MUP	—	—	MUP	~~MUP~~	P	P	9.42.160
Solid waste disposal transfer station	—	—	—	—	UP	~~UP~~	UP	—	
Storage - Business records	MUP	MUP	—	—	MUP	~~P~~	MUP	—	
Storage - Outdoor	MUP	MUP	MUP	MUP	P	~~MUP~~	P	P	9.42.150
Storage - Personal storage facility (mini-storage)	—	UP	—	—	P	~~P(7)~~	P	—	
Storage - Warehouse, indoor storage	—	UP	—	—	P	~~P~~	P	—	
Wholesaling and distribution	—	P	—	—	P	~~P~~	P	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES									
Bar, tavern, pub	UP	UP	UP	UP	UP	~~UP~~	—	—	
Commercial recreation facility - Indoor	MUP	MUP	—	MUP	MUP	~~P~~	—	—	
Commercial recreation facility - Outdoor	—	MUP	MUP	—	—	~~P~~	—	—	
Conference/convention facility	UP	UP	UP	—	—	~~P~~	—	UP	
Fitness/health facility	MUP	P	—	MUP	P	~~P~~	—	—	
Library, museum, gallery	P	P	P	P	—	~~P~~	—	P	
Meeting facility, public and private	MUP	P	—	MUP	MUP	~~P~~	—	MUP	
Night club	UP	UP	UP	—	UP	~~UP~~	—	—	
Park, playground	P	—	—	—	—	~~P~~	—	P	
School - Elementary, middle, secondary	—	—	—	—	—	~~P~~	—	P	
School - Specialized education/training	UP	MUP	—	MUP	MUP	~~P~~	—	MUP	
Sex oriented business	—	UP	UP	UP	UP	~~—~~	UP	—	9.40
Sports and entertainment assembly facility	—	—	—	—	—	~~MUP(8)~~	—	UP	
Studio - Art, dance, martial arts, music, etc.	MUP	MUP	—	MUP	MUP	~~P~~	—	—	
Theater, auditorium	MUP	MUP	MUP	MUP	—	~~P~~	—	—	
RESIDENTIAL USES									

TABLE 2-10 **Allowed Land Uses and Permit Requirements for Commercial, Industrial, and Public Facility Zoning Districts**	**P** **Permitted Use, Zoning Clearance required** **MUP** **Minor Use Permit required** **UP** **Use Permit required (2)** **S** **Permit determined by specific use regulations** **—** **Use not allowed**

LAND USE (1)	**PERMIT REQUIRED BY DISTRICT**								**Specific Use Regulations**
	CC	**CG**	**CV**	**CM**	**IL**	~~**IL 2**~~	**IG**	**PF**	
Caretaker/employee unit	—	P(5)	—	—	P(5)	~~**P(5)**~~	P(5)	P(5)	
Emergency shelter	—	UP	—	—	UP	~~**UP**~~	UP	MUP	
Group quarters	—	UP	—	—	UP	~~**MUP**~~	UP	MUP	
Home occupation	P	P	—	P	P	~~**P**~~	P	P	9.42.090
Live/work unit	P	P	—	P	P	~~**P**~~	—	—	9.42.100
Multi-family housing	P(3)	P(3)	—	P(3)	—	~~**P(3)**~~	—	—	9.42.110
Residential care facility, 7 or more clients	MUP	MUP	—	MUP	—	~~**MUP(7)**~~	—	MUP	
Single-family dwelling	P(3)	P(3)	—	P(3)	—	~~**MUP(7)**~~	—	—	

Key to Zoning District Symbols

CC	Commercial - Central	**IL**	Industrial - Limited
CG	Commercial - General	~~**IL 2**~~	~~**Industrial - Limited 2 :Creamery District Zone**~~
CV	Commercial - Visitor Serving	**IG**	Industrial - General
CM	Commercial - Mixed Use Center	**PF**	Public Facility

TABLE 2-10 **Allowed Land Uses and Permit Requirements for Commercial, Industrial, and Public Facility Zoning Districts**	**P** **Permitted Use, Zoning Clearance required** **MUP** **Minor Use Permit required** **UP** **Use Permit required (2)** **S** **Permit determined by specific use regulations** **—** **Use not allowed**

LAND USE (1)	**PERMIT REQUIRED BY DISTRICT**								**Specific Use Regulations**
	CC	**CG**	**CV**	**CM**	**IL**	~~**IL 2**~~	**IG**	**PF**	
RETAIL TRADE (2)									
Accessory retail uses	P	P	P	P	P	~~**P**~~	—	P	9.42.020
Artisan shop	P	P	P	P	P	~~**P**~~	—	—	
Auto and vehicle sales and rental	—	UP	MUP	—	P	~~**MUP(8)**~~	—	—	
Auto parts sales with no installation services	P	P	P	P	P	~~**P**~~	—	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial, Industrial, and Public Facility Zoning Districts	**P** **Permitted Use, Zoning Clearance required** **MUP** **Minor Use Permit required** **UP** **Use Permit required (2)** **S** **Permit determined by specific use regulations** **—** **Use not allowed**								
LAND USE (1)	**PERMIT REQUIRED BY DISTRICT**								**Specific Use Regulations**
	CC	**CG**	**CV**	**CM**	**IL**	**~~IL 2~~**	**IG**	**PF**	
Building and landscape materials sales - Indoor	—	MUP	MUP	MUP	P	**~~P~~**	—	—	
Building and landscape materials sales - Outdoor	—	MUP	—	—	P	**~~P~~**	—	—	
Cannabis retail sales and service	UP	UP	—	UP	UP	**~~UP~~**	UP	—	9.42.105
Construction and heavy equipment sales and rental	—	MUP	MUP	—	P	**~~MUP~~**	—	—	
Convenience store	P	P	P	P	MUP	**~~MUP~~**	—	—	
Drive-through retail	—	UP	UP	—	—	**~~MUP(7)~~**	—	—	9.42.080
Farm supply and feed store	—	P	P	—	P	**~~P~~**	—	—	
Farmers market / Produce stands	P	P	P	P	—	**~~P~~**	—	P	
Fuel dealer (propane for home and farm use, etc.)	—	MUP	MUP	MUP	MUP	**~~UP~~**	MUP	—	
Furniture, furnishings and appliance store	P	P	P	P	P	**~~P~~**	—	—	
General retail - Less than 20,000 sf	P	P	—	P	MUP	**~~P~~**	—	—	
General retail - 20,000 to less than 30,000	MUP	P	—	P	MUP	**~~MUP~~**	—	—	
General retail - 30,000 sf or more	UP	UP	—	UP	UP	**~~UP~~**	—	—	
Mobile food and beverage vendors	P	P	P	P	P	**~~P~~**	P	P	9.42.140
Mobile home, boat, or RV sales	—	—	MUP	—	P	**~~MUP(8)~~**	—	—	
Outdoor retail sales and activities	P	P	P	P	P	**~~P~~**	MUP	MUP	9.42.140
Pet shop	—	P	—	P	P	**~~P~~**	—	—	
Restaurant, cafe, coffee shop	P	P	P	P	MUP	**~~P~~**	MUP	MUP	
Restaurant, formula	—	P	P	—	—	**~~UP~~**	—	—	9.42.164
Second hand store	P	P	P	P	—	**~~P~~**	—	—	
Service station	—	MUP	MUP	MUP	MUP	**~~—~~**	—	—	9.42.180
Shopping center	MUP	MUP	—	MUP	—	**~~MUP~~**	—	—	
Warehouse retail	—	UP	UP	—	UP	**~~UP~~**	—	—	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL									
ATM	P	P	P	P	—	**~~P~~**	—	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial, Industrial, and Public Facility Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required UP Use Permit required (2) S Permit determined by specific use regulations — Use not allowed								
LAND USE (1)	PERMIT REQUIRED BY DISTRICT								Specific Use Regulations
	CC	CG	CV	CM	IL	~~IL 2~~	IG	PF	
Bank, financial services	P	P	MUP	P	—	~~P~~	—	—	
Business support service	P	P	—	P	—	~~P~~	—	—	
Medical services - Doctor office	P	P	P	P	—	~~P~~	—	MUP	
Medical services - Clinic, lab, urgent care	MUP	MUP	MUP	MUP	—	~~MUP~~	—	MUP	
Medical services - Extended care	MUP	—	—	MUP	—	~~MUP~~	—	MUP	
Medical services - Hospital	—	UP	UP	—	—	~~—~~	—	UP	
Office - Accessory	P	P	P	P	P	~~P~~	P	P	
Office - Business/service	P	P	—	P	P	~~P~~	—	—	
Office - Government	P	P	—	P	P	~~P~~	—	—	
Office - Processing	P	P	—	P	P	~~P~~	—	—	
Office - Professional	P	P	—	P	P	~~P~~	—	—	
SERVICES - GENERAL									
Adult day care	P(3)	P(3)	—	P(3)	MUP	~~P~~	MUP	P(3)	
Catering service	—	P	—	—	P	~~P~~	P	—	
Cemetery	—	—	—	—	—	~~—~~	—	UP	
Child day care center	P(6)	P(6)	—	P(6)	P(6)	~~P(6)~~	MUP	P(6)	9.42.070 (6)
Child day care - Large or small family day care home	P	P	—	P	P	~~P~~	—	—	
Drive-through service	—	MUP	MUP	MUP	—	~~MUP~~	—	—	9.42.080
Drop-in center	—	UP	—	—	UP	~~MUP~~	UP	MUP	
Equipment rental	—	MUP	—	—	P	~~P~~	P	—	
Kennel, animal boarding	—	—	—	—	MUP	~~UP~~	MUP	—	
Lodging - Bed & breakfast inn (B&B)	MUP	MUP	MUP	MUP	—	~~P~~	—	—	9.42.060
Lodging - Hostel	MUP	MUP	MUP	MUP	—	~~P~~	—	—	
Lodging - Hotel or motel	P	MUP	P	MUP	—	~~UP~~	—	—	
Lodging - Recreational vehicle (RV) park	—	—	UP	—	—	~~UP~~	—	—	
Maintenance service - Client site services	P	P	—	—	P	~~P~~	P	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial, Industrial, and Public Facility Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required UP Use Permit required (2) S Permit determined by specific use regulations — Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT								Specific Use Regulations
	CC	CG	CV	CM	IL	~~IL-2~~	IG	PF	
Mortuary, funeral home	—	MUP	—	—	—	—	—	—	
Personal services	P	P	—	P	P	~~P~~	—	—	
Personal services - Restricted	—	P	—	—	—	—	—	—	
Public safety facility	—	—	—	—	—	—	—	MUP	
Repair service - Equipment, large appliances, etc.	—	—	—	—	P	~~MUP(8)~~	P	—	
Social service organization	P	P	—	P	P	~~P~~	—	MUP	
Vehicle services - Major repair/body work	—	MUP	MUP	—	P	~~MUP(8)~~	P	—	
Vehicle services - Minor maintenance/repair/retread	—	P	P	MUP	P	~~MUP(8)~~	P	—	
Veterinary clinic, animal hospital	—	MUP	MUP	MUP	—	~~MUP(8)~~	—	—	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE									
Ambulance, taxi, or limousine dispatch facility	—	—	—	—	P	~~P~~	P	—	
Broadcasting studio	MUP	MUP	—	UP	P	~~P~~	UP	P	9.44
Parking facility, public or commercial	P	P	P	P	P	~~MUP(8)~~	P	P	
Pipeline, utility transmission or distribution line	MUP	MUP	MUP	MUP	MUP	~~MUP~~	MUP	MUP	
Telecommunications facility	UP	UP	UP	UP	UP	~~UP~~	UP	UP	9.44
Transit station or terminal	MUP	MUP	MUP	MUP	MUP	~~MUP~~	MUP	MUP	
Truck or freight terminal	—	—	UP	—	MUP	—	MUP	—	
Truck stop	—	—	UP	—	MUP	—	MUP	—	9.42.164
Utility facility	—	—	—	—	MUP	~~UP~~	MUP	P	
Utility infrastructure	P	P	P	P	P	~~P~~	P	P	

Key to Zoning District Symbols

CC	Commercial - Central	**IL**	Industrial - Limited
CG	Commercial - General	~~IL-2~~	~~Industrial - Limited-2 :Creamery District Zone~~
CV	Commercial - Visitor Serving	**IG**	Industrial - General

TABLE 2-10 Allowed Land Uses and Permit Requirements for Commercial, Industrial, and Public Facility Zoning Districts		P Permitted Use, Zoning Clearance required MUP Minor Use Permit required UP Use Permit required (2) S Permit determined by specific use regulations — Use not allowed								
LAND USE (1)		PERMIT REQUIRED BY DISTRICT								Specific Use Regulations
		CC	CG	CV	CM	IL	~~IL-2~~	IG	PF	
CM	Commercial - Mixed Use Center	PF	Public Facility							

Notes:

(1) See Article 10 (Glossary) for land use definitions.

(2) Use permit required for any proposed retail use with either: (a) a floor greater than 30,000 square feet; or (b) physical alteration of eight or more acres; or (c) generation of 1,000 or more vehicle trips per day. See also Section 9.26.060.

(3) Residential units should only be located above nonresidential uses or at ground level behind the street-fronting nonresidential uses pursuant to Section 9.42.110.

(4) Allowed only in conjunction with the on-site retail sale of products produced on the site.

(5) More than one caretaker/employee unit per parcel requires a use permit pursuant to Section 9.72.080.

(6) Principally permitted if the standards of Section 9.42.070 are met; otherwise a minor use permit (MUP) is required.

~~(7) Permitted Use in IL-2 Creamery District Overlay Zone Subarea A only. Subarea B requires either an MUP or UP as specified in Table 2-10.~~

~~(8) Permitted Use in IL-2 Creamery District Overlay Zone Subarea B only. Subarea A requires either an MUP or UP as specified in Table 2-10.~~

(~~9~~ 7) Cultivation allowed only in conjunction with a medical cannabis retail sales and service facility pursuant to Section 9.42.105.

(~~10~~ 8) Commercial cannabis activity permit required for a state licensed cannabis testing laboratory.

C. Title IX, Planning and Zoning, Chapter 1, Planning and Zoning Standards, Section 9000, Land Use Code, Article 2, Zoning Districts & Allowable Land Uses, Section 9.28.120, Creamery District (:CD) Combining Zone: delete.

9.28.120 Repealed by Resolution No. 1569~~Creamery District (:CD) Combining Zone~~

~~A. Purpose. The :CD combining zone is intended to allow for a more diverse mix of uses, such as restaurants, bars, recreation facilities, theaters, retail trades, medical and dental offices, as well as other uses which are not currently permitted in an Industrial - Limited (IL) zoning district. Area A of Figure 2-24 is to be considered the core Creamery District and Area B is the transition area. The :CD combining zone will maintain and encourage the distinctive look and feel of the core Creamery District by utilizing the site planning and building standards (e.g., setbacks, landscaping, parking, etc.) of the Central -~~

~~Commercial (CC) zoning district for Area A while maintaining the site planning and building standards of the IL zoning district within the Area B.~~

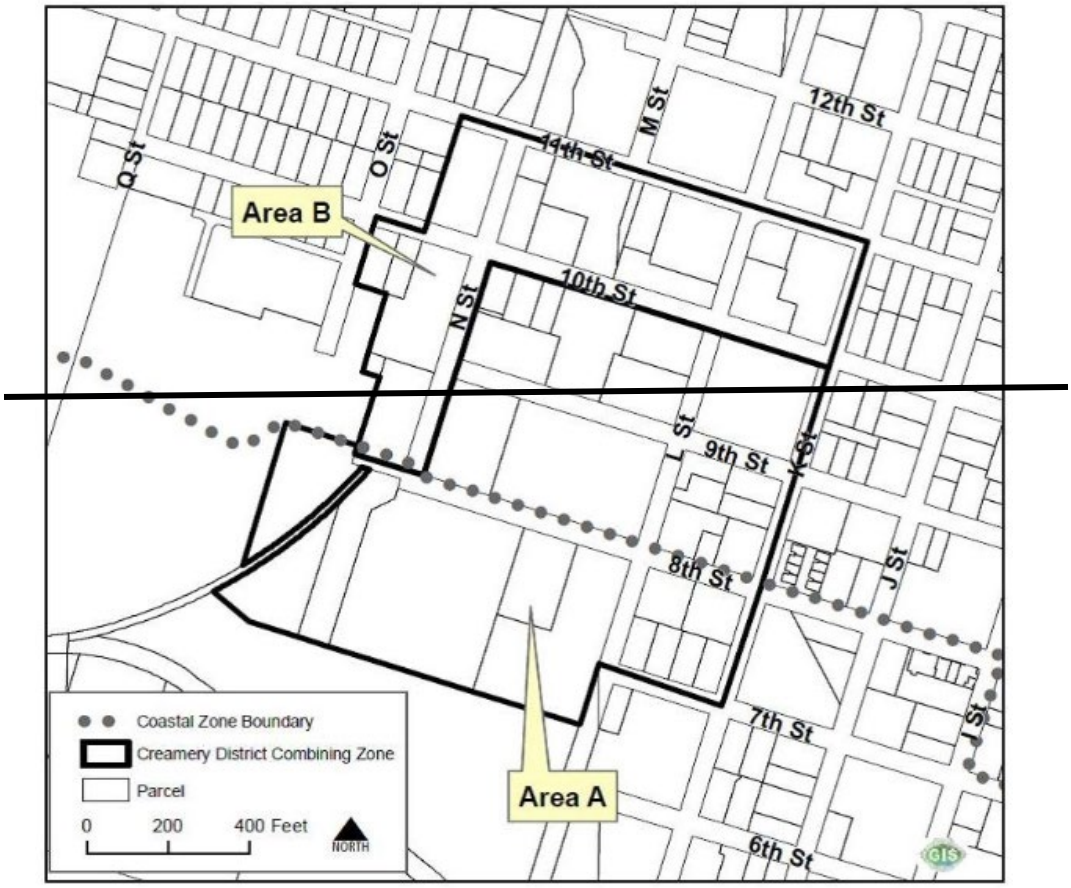
~~B. Applicability. The :CD combining zone applies to parcels specifically identified on Figure 2-24. The :CD combining zone includes Areas A and B as shown on Figure 2-24.~~

~~**C. Land use and development standards. Proposed development and new land uses within the :CD combining zone shall comply with the following:**~~

~~**1. Allowable land uses and permit requirements for all lands within the :CD combining zone shall comply with the Industrial - Limited 2 (IL-2) zoning district as shown in Section 9.26.030, Table 2-10, including applicable footnotes.**~~

~~**2. Parcels located in the core area of the Creamery District (Area A) of Figure 2-24 shall utilize the CC zone district parcel and density standards in Table 2-11, Section 9.26.040, and the CC zone district site planning and building standards in Table 2-12, Section 9.26.050.**~~

~~**3. Parcels located in the transition area of the Creamery District (Area B) of Figure 2-24 shall continue to utilize the IL zone district parcel and density standards in Table 2-11, Section 9.26.040, and the IL zone district site planning and building standards in Table 2-16, Section 9.26.050.**~~



~~**Figure 2-24 Creamery District (:CD) Combining Zone**~~