



ATTACHMENT 6:

CODE CHANGE TABLE: SUMMARY
AND RATIONALE

2026 Inland Zoning Code Update: Article 2 Change Summary

| # | Doc Page Section | Section Title | Proposed Change | Reason |
|------------------|--------------------------|--|--|--|
| Article 2 | | | | |
| 1 | 155.204.010.A | Purpose of Residential Zoning Districts - General | Remove reference to Neighborhood Market Overlay | An overlay is no longer required to establish a neighborhood market - see explanation of 155.204.050 (Neighborhood-Serving Commercial) below (#10 under Article 2). |
| 2 | 155.204.010.C | Purpose of Residential Zoning Districts - Coastal Zoning Districts | Remove reference to specific Coastal Zoning Districts | This removes reference to specific coastal zoning district names adopted in 2019 in anticipation of the still-pending Local Coastal Program (LCP) update, and simplifies to a general reference to the Coastal Zoning Code. This eliminates the need to update the Inland Zoning Code if/when Coastal zoning districts change. |
| 3 | 155.204.020, Table 204-1 | Allowed Land Uses in Residential Zoning Districts | Remove the subcategories of the <i>Vacation Rental</i> use classification and the associated Minor Use Permit requirement for <i>Vacation Rental - No Proprietor On Site</i> | The Planning Commission recommended revising vacation rental permitting to avoid entitlements that run with the land in perpetuity and to instead require regular renewal with a "use it or lose it" provision. They also recommended using objective (vs. subjective) approval criteria. Replacing the subjective Use Permit process (where permits run with the land in perpetuity) with an objective business license process (requiring annual renewal) achieves both goals. It will also allow for more efficient and effective implementation of a vacation rental cap if/when Council adopts one, consistent with 2040 General Plan Policy H-5.1 (Vacation Rentals). Allowing vacation rentals in residential zoning districts is consistent with the 2040 General Plan Land use Plan which explicitly states that in all residential designations, vacation rentals are allowed as established by the Zoning Code. |

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| 4 | 204-3 155.204.020, Table 204-1 | Allowed Land Uses in Residential Zoning Districts | Article 2 Remove the use classification <i>Timber Production and Harvesting</i> and associated Use Permit requirement | <p>Although <i>Timber Production and Harvesting</i> will no longer be a use classification, commercial timber harvests will continue to be allowed in residential designations, consistent with the 2040 General Plan Land Use Plan which allows for limited agricultural uses in all residential districts as established by the Zoning Code. Tree removal is regulated under 155.304.140 (Tree Removal) which was recently updated by City Council as part of the Gulch Greenway code amendment. The tree removal regulations require only a Zoning Clearance for removal under a CalFire-approved Timber Harvest Plan (THP), or a Gulch Greenway Permit/Tree Permit for non-THP removal of more than five protected trees in ten years. A Use Permit requirement for commercial timber harvests is redundant and inconsistent with the new framework, and the Use Permit approval criteria are not appropriate for this type of activity.</p> <p>The Tree Removal and Gulch Greenway regulations ensure continued review of commercial timber harvests consistent with 2040 General Plan Policy AG-1.10 (Timber Harvest Plans), while streamlining City review to encourage the sustained and productive use of timberlands consistent with 2040 General Plan Policy AG-1.6 (Productive Use of Timberlands). It is important to note that the City has no timberland zoning, and much of the limited remaining forested land within the City is zoned residential.</p> |

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| Article 2 | | | | | |
| 5 | 204-3 | 155.204.020, Table 204-1 | Allowed Land Uses in Residential Zoning Districts | Change the use classification "Parks and Playgrounds" to "Parks, Playgrounds, and Trails" | This name change clarifies that trails are allowed as a principally permitted public recreation use, and aligns terminology with the Waterfront Eureka Plan and draft Coastal Zoning Code update for consistency. More explicitly allowing for trails principally permitted in all zoning districts is also aligned with a variety of 2040 General Plan policies that promote trails - Policies LU-1.16 (Public Access), E-7.1 (Tourism Assets), NR-2.3 (Trails in Gulches and Greenways), NR-3.5 (Recreational Use and Nature Study), NR-3.7 (Trails in Gulches and Greenways), and M-3.2 (Extend Facilities). The 2040 General Plan Land Use Plan allows for trails in all residential designations as a "public/quasi-public use compatible with a residential setting." |
| 6 | 204-3 | 155.204.020, Table 204-1 | Allowed Land Uses in Residential Zoning Districts | Add a new use classification <i>Renewable Energy Facility</i> allowed in all residential zoning districts with a Minor Use Permit; and add a new footnote [6] providing an exception that renewable energy facilities mounted on a roof or over a parking lot are permitted without a Minor Use Permit | The current code classifies renewable energy facilities such as microgrids, community solar arrays, and small wind turbines as <i>Public Utilities</i> . Creating a distinct use classification allows for an easier entitlement process for renewable energy projects. The 2040 General Plan Land Use Plan allows for renewable energy facilities in all residential designations as a "public/quasi-public use compatible with a residential setting." To ensure neighborhood compatibility, standalone facilities are proposed to require a Minor Use Permit in residential zoning districts. However, new footnote [6] clarifies that roof-mounted renewable energy systems and ground-mounted systems over parking areas are principally permitted and do not require discretionary review. Together, these updates encourage renewable energy systems and facilities in alignment with 2040 General Plan Goal U-5 and associated Policies U-5.5 (Renewable Energy) and U-5.9 (Green Buildings and Businesses). This also supports the Regional Climate Action Plan. |

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| Article 2 | | | | | |
| 7 | 204-3, 204-4 | 155.204.020, Table 204-1 | Allowed Land Uses in Residential Zoning Districts | Fix references to <i>Neighborhood-serving Commercial and Wireless Telecommunication Facilities</i> | The proposed code update relocates the regulations on neighborhood markets (from 155.224 to 155.204.050) and wireless facilities (from Municipal Code Chapter 159 to 155.348) so the table references must be fixed accordingly. |
| 8 | 204-5 to 204-9 | 155.204.030, Tables 204-2, 2.1, and 204-3 | Development Standards - RE and R1; Urban Lot Split; and R2 and R3 Development Standards | Add reference to new division 155.308.100 (Single-Family Transitions) | This adds reference to proposed new single-family transition standards in 155.308 (General Standards) that are applicable in residential and mixed-use zoning districts. The purpose of the new standards is discussed later in this spreadsheet under Article 3, 155.308.100. |
| 9 | 204-12, 204-13 | 155.204.030.H-5 (new and revised subsections) | Development Standards | Add and update references to applicable development standards in other code sections | 155.204.030 covers development standards for residential zoning districts. The end of the subsection (Division H and later) includes references to other applicable code provisions located elsewhere in the Inland Zoning Code. References are being updated and added to reflect related changes in other code sections. |

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| Article 2 | | | | |
| 10 | 204-15 to 204-19 155.204.050 (new subsection) | Neighborhood-Serving Commercial | Replace the Neighborhood Market Overlay in 155.224 (Overlay Zones) with provisions for neighborhood markets in 155.204 (Residential Zoning Districts) | <p>Under the current provisions, a Zoning Code Amendment is required to add an overlay zone to allow a neighborhood-serving commercial use in a residential area. As proposed, a Minor or Conditional Use Permit would be required instead, which is a simpler entitlement process [requiring one meeting instead of three; as of January 2026 the price for a Zoning Amendment is \$4,973 while the starting price of a Conditional Use Permit is \$1,821 (if a CEQA exemption cannot be made, then the applicant must also pay the full price of preparing and circulating a CEQA document)].</p> <p>The purpose is to remove a regulatory barrier to the establishment of neighborhood markets, furthering General Plan Policies LU-5.6 (New Residential Neighborhoods) and LU-5.7 (Neighborhood Services) which explicitly call for neighborhood markets, as well as a variety of other General Plan goals and policies promoting walkability and convenient access to food [Goals LU-5, LU-7, M-1, and M-3; Policies LU-7.2 (Underserved Communities), M-1.6 (Dense Development), and U-5.2 (Energy Conserving Land Use Practices)]. The detailed standards and limitations are largely copied from the existing overlay provisions. This is consistent with the 2040 General Plan's Low-, Medium-, and High-Density Residential land use designations which all state that limited neighborhood serving market-commercial uses may be allowed as provided by the applied zoning district.</p> |
| 11 | 208-3 155.208.010.C | Purpose of Mixed-Use Zoning Districts - Coastal Zoning Districts | Remove reference to specific Coastal Zoning Districts | <p>This removes reference to specific coastal zoning district names adopted in 2019 in anticipation of the still-pending Local Coastal Program (LCP) update, and simplifies to a general reference to the Coastal Zoning Code. This eliminates the need to update the Inland Zoning Code if/when Coastal zoning districts change.</p> |

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| Article 2 | | | | | |
| 12 | 208-4 to 208-7 | 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | Renummer footnotes | Footnotes are renumbered so that they appear in sequential order (non-substantive change). |
| 13 | 208-4 | 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | Make housing a principally permitted use in the Hospital Medical (HM) zoning district. | This change supports housing production, including homes for medical professionals working in the district, and makes Eureka’s regulations more pro-housing. It furthers the General Plan Housing Element’s Goal H-1 and Policies H-1.1 (Flexible and Accommodating Regulations) and H-1.2 (Customer Service Standards). The change is also consistent with Policy LU-4.5 (Hospital Medical District) and the district’s Community Place description, which emphasize expanding healthcare services but do not restrict or require discretionary review of residential uses. It also aligns with the 2040 General Plan’s <i>Professional Office</i> (PO) land use designation (the corresponding designation for the HM zoning district) which envisions a mix of office and residential uses. |
| 14 | 208-4 | 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | Remove the <i>Single-Family Detached Home, New use</i> classification as a permitted use; remove associated footnote [10]; and replace with new footnote [3] next to the <i>Multi-family Dwellings use</i> classification | The current code lists single-family detached dwellings as a principally permitted use in mixed-use zoning districts, with an existing footnote limiting such dwellings to situations where they are developed on the same lot as a non-residential primary use. In practice, applicants frequently overlook the footnote, resulting in confusion about whether standalone single-family homes are allowed in mixed-use districts. The update does not change what is allowed—it simply removes the misleading listing and adds a footnote to the <i>Multi-Family Dwelling use</i> classification clarifying that it includes one or more dwellings on a site with a non-residential use (e.g., mixed-use or live/work). This makes the code clearer and more consistent with how such projects are reviewed in practice. |

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| 15 | 208-4 | 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | <p>Article 2</p> <p>Make the <i>Non-medical Care Housing, Large use</i> classification principally permitted in the Henderson Center (HC) zoning district.</p> | <p>State law (Government Code §65651) requires local governments to permit supportive housing (a type of Non-Medical Care Housing) “by right” in all zoning districts where multi-family and mixed-use housing are permitted, including non-residential zones that allow residential uses. Because multi-family housing is principally permitted in the HC zoning district, supportive housing must also be principally permitted. This mandate is part of California’s broader framework to affirmatively further fair housing, a requirement under both State law and the federal Fair Housing Act.</p> |

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| 16 | 208-4 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | Article 2 Add a new <i>Outdoor Visitor-Serving Market</i> use classification | <p>The Inland Zoning Code restricts outdoor retail sales (such as vehicle, equipment, or shed sales) through Conditional Use Permit requirements or outright prohibition in many mixed-use zoning districts. These uses are discouraged because they often create large paved display areas, reduce sidewalk activity, and introduce visual clutter inconsistent with the pedestrian-oriented character and design goals of these districts. Restricting the <i>General Retail-Outdoor</i> use classification unintentionally limits outdoor visitor-serving markets, where a number of independent vendors sell goods that are consumed on site or carried away by customers, such as fish markets, farmers markets, art showcases, and food cart pods. This issue arose when someone proposed an outdoor market on a vacant lot in Henderson Center. Outdoor markets are pedestrian-oriented, vibrant, visually appealing, and make productive interim use of underutilized or vacant sites. Creating a new Outdoor Market use classification allows the City to permit these activities more easily than other outdoor retail uses, consistent with 2040 General Plan Policies AG-1.5 (Farmer’s Markets), AC-2.8 (Community Events), and E-3.7 (Interim Uses). This also aligns the Inland Code with the Waterfront Eureka Plan which includes this use classification. Outdoor markets are proposed to be allowed as the primary use, principally permitted in the more intense mixed-use districts, and with discretionary review (a Minor or Conditional Use Permit) in the zoning districts where the intent of the corresponding land use designation is to generally retain the character and form of the residential neighborhood.</p> |

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| 17 | 208-5; 208-7 | 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | Add a footnote [9] to the <i>Parking Lots and Structures</i> use classification | The <i>Parking Lots and Structures</i> use classification applies to parking as a primary use (e.g., standalone paid parking lots not accessory to an onsite business or other use) and currently requires a Minor or Conditional Use Permit in mixed-use zoning districts. The new footnote clarifies that projects limited to installing electric vehicle (EV) charging stations do not require a Use Permit. By removing unnecessary regulatory barriers to EV chargers, this change promotes air quality/ greenhouse gas emission reduction, diverse parking options, and clean energy, supporting 2040 General Plan Policy AQ-1.4 (Off-Street Parking), Policy M-5.5 (Alternative Fuel Vehicle Parking), and Goal U-5. This also supports the Regional Climate Action Plan. |
| 18 | 208-5 | 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | Add <i>Vacation Rental</i> as a use classification allowed in the mixed-use zoning districts | The current code distinguishes between the use classifications <i>Vacation Rental</i> and <i>Commercial Lodging</i> based on zoning district rather than use characteristics (any short-term rental in a mixed-use district falls under Commercial Lodging, and any short-term rental in a residential district falls under Vacation Rental). The update redefines a Vacation Rental as the short-term rental of a permanent residence or portion thereof, and Commercial Lodging as short-term accommodations in buildings constructed or converted for transient occupancy under the Building Code (e.g., hotels, motels, etc.), regardless of zoning district. This approach aligns with 2040 General Plan Policy H-5.1 (Vacation Rentals) and Planning Commission direction to address the effect of full-unit vacation rentals on housing availability (as proposed, home conversions to short-term rentals in mixed-use zoning districts will become subject to the supplemental vacation rental regulations in 155.304.150 and any future cap imposed on vacation rentals). It also provides a more logical distinction between residential and commercial visitor accommodations. |

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| Article 2 | | | | | |
| 19 | 208-6 | 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | Change the use classification " <i>Parks and Playgrounds</i> " to " <i>Parks, Playgrounds, and Trails</i> " | See explanation above under Article 2, #5. |
| 20 | 208-6 | 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | Change the use classification " <i>Recreational Vehicle Parks</i> " to " <i>RV Parks and Campgrounds</i> " | The code currently lacks a use classification for visitor-serving campgrounds. Grouping them with RV Campgrounds is logical since both involve temporary rental of spaces for short-term occupancy, whether for recreational vehicles, cabins, or tents. This clarification arose from a recent proposal for an RV campground with tent camping on the waterfront. This also makes the Inland Code consistent with the Waterfront Eureka Plan (lower-cost, visitor-serving accommodations like campgrounds are a priority of the Coastal Act). The use is allowed only in the Service Commercial (SC) zoning district with a Conditional Use Permit, consistent with the corresponding 2040 General Plan General Commercial (GC) land use designation that provides for lodging and visitor needs. |

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| 21 | 208-6 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | Article 2 Remove the use classification <i>Recycling Collection Facility</i> [and instead explicitly allowed as a non-residential accessory use in 155.304.020 (Accessory Uses)] | State law (Public Resources Code §14571.9) requires grocery stores and other beverage dealers located in “convenience zones” to either host a certified recycling collection site or pay daily in-lieu fees if no site is provided. The existing Recycling Collection Facility use classification is defined as a small-scale, incidental drop-off use with no onsite processing. By definition, this functions as an accessory use; however, it is currently treated as a primary use and allowed only in select zoning districts (e.g., out of all the mixed-use zoning districts, it is only allowed in the Service Commercial zoning district and only with a Conditional Use Permit). Reclassifying it from a primary use to a non-residential accessory use—allowed accessory to grocery stores, service stations, and other beverage dealers—ensures these businesses can meet state recycling obligations without requiring a Conditional Use Permit or being limited by zoning district. This expands the number of feasible locations and supports convenient public access to recycling, consistent with 2040 General Plan Goal U-4 and associated Policies U-4.1 (Adequate Services) and U-4.3 (Increase Waste Diversion). <i>Recycling Processing Facilities</i> , which involve onsite processing activities (e.g., sorting, dismantling, vehicle salvage), would remain a separate primary use classification limited to industrial zoning districts, preserving appropriate land use compatibility. |

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| 22 | 208-6 | 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | <p>Article 2</p> <p>Add new use classification <i>Renewable Energy Facility</i> with new footnote [11]</p> | <p>The current code classifies renewable energy facilities such as microgrids, community solar arrays, and small wind turbines as Public Utilities. Creating a distinct Renewable Energy Facility use classification allows for an easier entitlement process for these projects. While other Public Utilities require a Conditional Use Permit in mixed-use districts, standalone renewable energy facilities would require only a Minor Use Permit in most mixed-use districts, with a Conditional Use Permit retained in the Hospital Medical (HM) district where medical uses are prioritized. In the Service Commercial (SC) district, these facilities would be principally permitted because the SC district and its corresponding General Commercial land use designation accommodate more intensive and flexible development than the other mixed-use zoning districts. New footnote [11] further clarifies that roof-mounted systems and ground-mounted systems over parking areas are principally permitted in all mixed-use districts to avoid unnecessary discretionary review for installations that do not consume additional buildable land or displace active uses. Together, these changes promote renewable energy installations consistent with 2040 General Plan Goal U-5 and Policies U-5.5 (Renewable Energy) and U-5.9 (Green Buildings and Businesses), and advance the objectives of the Regional Climate Action Plan.</p> |
| 23 | 208-6 | 155.208.020, Table 208-1 | Allowed Land Uses in the Mixed-Use Zoning Districts | <p>Fix references to <i>Wireless Telecommunication Facilities</i></p> | <p>The proposed update relocates the regulations on wireless facilities (from Chapter 159 to 155.348) so the table reference must be fixed accordingly.</p> |

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| Article 2 | | | | | |
| 24 | 208-9, 208-10 | 155.208.030.A, Table 208-2 | Development Standards – Mixed-Use Zoning Districts | Make various non-substantive formatting and reference updates to the table on mixed-use zoning districts standards | Proposed revisions improve the development standards table by bolding standard types (e.g., Lot Area, Density, Floor Area Ratio, Building Height), reformatting Maximum Floor Area Ratio to Floor Area Ratio (since there are both minimum and maximum floor area ratio standards), and adding a bolded Property Line Setbacks heading above the setback standards. Setback standards specific to Accessory Dwelling Units (ADU) are removed to simplify the table, and replaced with reference to 155.316 for all ADU-specific standards. The outdated reference to 155.208.030.C (Setbacks Adjacent to Residential Zoning Districts) is replaced with a reference to 155.308.100 (Single-Family Transitions), which updates and replaces that division. "Non-alley" is changed to "No alley" to match other references to setbacks without an alley. |
| 25 | 208-11 | 155.208.030.B | Development Standards - Maximum Front Setbacks | Align the provisions related to Maximum Front Setbacks (155.208.030.B) with what was adopted in the Waterfront Eureka Plan | There is a maximum front setback standard in most mixed-use zoning districts requiring buildings to be placed close to the sidewalk. This encourages walking, supports street-level activity, and defines a consistent "street wall" that frames the public realm, consistent with General Plan Policy LU-1.19 (Pedestrian-Oriented Design). Division B of 155.208.030 includes an exception for structures to be set back further from the front property line to the extent necessary to accommodate a front-facing courtyard or privately-owned public space (like an outdoor dining area). The proposed change would allow this exception by right rather than requiring an Administrative Adjustment process, to streamline their approval, because courtyard dining and public spaces also contribute to a pedestrian-oriented design consistent with Policy LU-1.19. |

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| Article 2 | | | | | |
| 26 | 208-12 to 208-14 | 155.208.030.C-L | Development Standards | Add and update references to applicable development standards in other code sections | 155.208.030 covers development standards for mixed-use zoning districts. Former Division C (Setbacks Adjacent to Residential Zoning Districts) is being deleted, as these setback standards are being updated and replaced by 155.308.100 (Single-Family Transitions) - referenced in new Division G. A reference to Building Design standards (former Division D; now Division H) is being modified to be consistent with changes proposed to 155.312. Additional references to applicable sections are also being added (new Divisions C-F and I). |

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| 27 | 208-14 155.208.040.B (Deleted subsection) | Pedestrian-Focused Frontages - Design Review Required | <p>Article 2</p> <p>Remove the requirement for discretionary Design Review approval for any exterior modification to a building façade that faces a Pedestrian-focused Frontage</p> | <p>Pedestrian-focused Frontages are designated in the Downtown, Downtown West, and Henderson Center zoning districts in areas where the streets are lined with small shopfronts typically occupied by small, local businesses. The current code requires discretionary Design Review for any modification to the public-facing facade of a building on a Pedestrian-Focused Frontage (e.g., replacing siding, adding an awning, updating signage); this process costs \$1,040 (as of January 2026) and takes multiple months to process because of the need for written findings on seven subjective design criteria as well as a noticed public hearing (and once approved, the applicant still needs a building permit and potentially a sign and/or encroachment permit). Requiring discretionary Design Review for façade improvements in these areas adds unnecessary cost, delay, and uncertainty for property owners and businesses making modest upgrades. Removing this requirement streamlines investment in small businesses and in facade improvements. Any proposed façade modifications would still be subject to the nonconforming provisions of the code (155.424.040, Nonconforming Buildings), which prohibit alterations that increase or exacerbate aspects of the building that are nonconforming (e.g., if a building doesn't meet minimum transparency requirements, modifications could not be made to reduce transparency further – without a Minor Modification or Variance). This advances 2040 General Plan Policies LU-1.9 (Existing Buildings and Sites), LU-1.12 (Attractive Design), LU-1.21 (Remove Obstacles), LU-3.2 (Reinvestment), LU-6.9 (Streamlined Permitting), E-1.1 (Business Friendly Environment), E-1.2 (Predictability and Engagement), E-1.5 (Incentives), and E-1.9 (Support Local Business Organizations).</p> |

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| 28 | 208-14 to 208-17 | 155.208.040 | Pedestrian-Focused Frontages | Move the ground-floor ceiling height and ground-floor transparency standards from the Pedestrian-Focused Frontages subsection in 155.208 (Mixed-Use Zoning Districts) to 155.312 (Building Design Standards) and replace with cross-references. | Ground-floor transparency and ceiling height standards are currently limited to designated Pedestrian-Focused Frontages in Downtown, Downtown West, and Henderson Center. The update applies these standards more broadly to any non-residential, public-facing ground-floor frontage in mixed-use and residential zoning districts (with limited exceptions), reflecting the 2040 General Plan's direction to create pedestrian-oriented, visually engaging street environments beyond a small set of mapped frontages [including General Plan Policies LU-1.3 (Beneficial Development), Policy LU-1.12 (Attractive Design), LU-1.19 (Pedestrian-Oriented Design), LU-5.6 (New Residential Neighborhoods), and M-1.6 (Dense Development)]. |
| 29 | 208-14, 208-15 | 155.208.040 | Pedestrian-Focused Frontages | Change "street-facing" to "public-frontage facing" | The term "street-facing" applies only to uses and buildings fronting a public street and does not capture uses and buildings that face other publicly accessible spaces. Replacing it with "public-frontage facing" broadens the definition so that the same standards apply to façades oriented toward public trails (e.g., the Eureka Waterfront Trail), public plazas (e.g., Clarke Plaza), and other public open spaces. This change is consistent with the Waterfront Eureka Plan and supported by new definitions for "public-facing building façade" and "public frontage" in 155.508 (Defined Terms). This update is also consistent with the 2040 General Plan by promoting cohesive, pedestrian-oriented design along all public access corridors and civic spaces, supporting Goal LU-1 (Community Form and Character) and associated policies LU-1.3 (Beneficial Development), LU-1.16 (Public Access), and LU-1.19 (Pedestrian-Oriented Design). |

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| Article 2 | | | | |
| 30 | 212-2 155.212.010.C | Purpose of Industrial Zoning Districts - Coastal Zoning Districts | Remove reference to specific Coastal Zoning Districts | This removes reference to specific coastal zoning district names adopted in 2019 in anticipation of the still-pending Local Coastal Program (LCP) update, and simplifies to a general reference to the Coastal Zoning Code. This eliminates the need to update the Inland Zoning Code if/when Coastal zoning districts change. |
| 31 | 212-2 155.212.020, Table 212-1 | Allowed Land Uses in the Industrial Zoning Districts | Add a new <i>Outdoor Visitor-Serving Market</i> use classification and allow in the Hinge (HN) and Light Industrial (LI) zoning districts with a Conditional Use Permit | The Hinge and Light Industrial zoning districts carry out the 2040 General Plan Light Industrial (LI) land use designation, which prioritizes light industrial uses but allows for small-scale commercial uses that support employees as provided by the applied zoning district. The inland portion of the City only includes approximately 5 acres of industrial-zoned property, within the Hinge zoning district, spanning 3rd–4th Streets and A Street–Broadway, where there are a number of vacant and underutilized properties. Outdoor markets can be a productive interim use of underutilized and vacant industrial lots (markets are easily relocatable once an industrial use is proposed), furthering 2040 General Plan Policies LU-1.11 (Prior Development) and E-3.7 (Interim Uses). Requiring a Conditional Use Permit ensures markets will be developed in a manner that supports and is compatible with surrounding industrial uses, consistent with 2040 General Plan Policies LU-4.2 (Protect Industrial Lands), LU-4.4 (3rd Street Industrial District), and N-1.2 (Protect Existing Industries). Also see explanation above under Article 2, #16. The Light Industrial zoning district is not applied to any inland properties, so the proposed LI change will have no effect on existing parcels and is made for consistency sake with the pending Coastal Zoning Code comprehensive update. |
| 32 | 212-3, 212-4 155.212.020, Table 212-1 | Allowed Land Uses in the Industrial Zoning Districts | Add a footnote [4] to the Parking Lots and Structures use classification | See explanation above under Article 2, #17. |

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| Article 2 | | | | | |
| 33 | 212-3 | 155.212.020, Table 212-1 | Allowed Land Uses in the Industrial Zoning Districts | Principally permit the <i>Artisan Manufacturing</i> use classification in Hinge (HN), Light (LI), and Heavy (HI) Industrial zoning districts | <i>Artisan Manufacturing</i> aligns with the intent of the industrial zoning districts and corresponding 2040 General Plan land use designations to prioritize industrial and employment-generating uses. It is compatible with both heavier industrial areas and more mixed-use and transitional industrial areas. Because the LI and HI zoning districts are not applied to any inland properties, only the change to the HN zoning district will have an effect on existing parcels. |
| 34 | 212-3 | 155.212.020, Table 212-1 | Allowed Land Uses in the Industrial Zoning Districts | Make the <i>Emergency Shelter</i> use classification principally permitted in the Heavy Industrial (HI) zoning district | All heavy industrial zoning is in the Coastal Zone, where emergency shelters are already principally permitted by certification of a Local Coastal Program amendment in 2021. Extending the same allowance to the Inland Zoning Code maintains consistency between the Coastal and Inland zoning frameworks. Because the HI zoning district is not applied to any inland properties, the proposed HI change will have no effect on existing parcels. |

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| # | Doc Page Section | Section Title | Proposed Change | Reason |
|----|--------------------------------------|--|--|---|
| 35 | 212-3 155.212.020, Table 212-1 | Allowed Land Uses in the Industrial Zoning Districts | <p style="text-align: center;">Article 2</p> <p>Add the <i>Instructional Services</i> use classification allowed with a Conditional Use Permit in the Hinge (HN) and Light Industrial (LI) zoning districts</p> | <p>The purpose of the HN and LI zoning districts is to prioritize low-intensity manufacturing while allowing limited commercial uses that support a dynamic employment area consistent with the 2040 General Plan Light Industrial land use designation. The Inland portion of the City only includes 5 acres of industrial land (all zoned HN) which includes a number of vacant and underutilized properties; the proposed change increases flexibility of use to encourage investment in economically underutilized sites and buildings consistent with 2040 General Plan Policies LU-1.3 (Beneficial Development), LU-6.2 (Infill First), and E-3.7 (Interim Uses). <i>Instructional Services</i> (e.g., music and dance schools) are similar in scale and impact to fitness studios and indoor commercial recreation, which are already allowed in the HN and LI zoning districts with a Use Permit. Allowing <i>Instructional Services</i> with a Conditional Use Permit ensures these activities are compatible with surrounding industrial operations and maintains consistency with General Plan Policies LU-4.2 (Protect Industrial Lands), LU-4.4 (3rd Street Industrial District), and N-1.2 (Protect Existing Industries).</p> |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
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| Article 2 | | | | | |
| 36 | 212-3, 212-4 | 155.212.020, Table 212-1 | Allowed Land Uses in the Industrial Zoning Districts | Add the <i>Parks, Playgrounds, and Trails</i> use classification allowed principally permitted in all Industrial zoning districts with a footnote [5] limiting to trails and incidental trail amenities only | Public trails function similarly to streets and other rights-of-way—they provide essential access and connectivity that must extend through all zoning districts, including industrial, to form a complete and functional network. Parks and playgrounds would introduce sensitive receptors (e.g., children) into areas with noise, truck traffic, and other industrial impacts, but trails are a low-intensity, linear use that can be designed with appropriate buffers, fencing, and access controls to ensure compatibility with industrial operations. Allowing the Parks, Playgrounds, and Trails use classification in Industrial zoning districts, limited to trails and incidental trail amenities, aligns with multiple 2040 General Plan policies that promote trails, including Policies LU-1.16 (Public Access), E-7.1 (Tourism Assets), and M-3.2 (Extend Facilities). It also supports broader 2040 General Plan goals for multimodal transportation, safe routes to employment areas, climate resilience, and equitable access to recreation. |
| 37 | 212-3 | 155.212.020, Table 212-1 | Allowed Land Uses in the Industrial Zoning Districts | Change the use classification <i>Social Service Providers to Social Services</i> | The term is <i>Social Services</i> throughout the rest of the Inland Zoning Code, therefore renaming aligns terminology across all sections (non-substantive change). |
| 38 | 212-3 | 155.212.020, Table 212-1 | Allowed Land Uses in the Industrial Zoning Districts | Remove the use classification <i>Recycling Collection Facility</i> [and instead explicitly allowed as a non-residential accessory use in 155.304.020 (Accessory Uses)] | See explanation above under Article 2, #21. |

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| Article 2 | | | | | |
| 39 | 212-3 | 155.212.020, Table 212-1 | Allowed Land Uses in the Industrial Zoning Districts | Add the new use classification <i>Renewable Energy Facility</i> and allow principally permitted in all industrial zoning districts | The current code classifies renewable energy facilities such as microgrids, community solar arrays, and small wind turbines as <i>Public Utilities</i> . Creating a distinct <i>Renewable Energy Facility</i> use classification allows for an easier entitlement process for these projects. While other Public Utilities require a Conditional Use Permit in industrial zoning districts, renewable energy facilities are proposed to be principally permitted. This change promotes renewable energy installations consistent with 2040 General Plan Goal U-5 and Policies U-5.5 (Renewable Energy) and U-5.9 (Green Buildings and Businesses), and advance the objectives of the Regional Climate Action Plan. |
| 40 | 212-4 | 155.212.020, Table 212-1 | Allowed Land Uses in the Industrial Zoning Districts | Fix references to <i>Wireless Telecommunication Facilities</i> | The proposed update relocates the regulations on wireless facilities (from Chapter 159 to 155.348) so the table reference must be fixed accordingly. |
| 41 | 212-5, 212-6 | 155.212.040.A, Table 212-2 | Development Standards – Industrial Zoning Districts | Add bolded titles to the table | Using bold for distinct standard types is a non-substantive change meant to improve readability. |
| 42 | 212-6 | 155.212.040.B-F | Development Standards | Add references to applicable development standards in other code sections | New divisions B-F are being added to alert the reader to applicable standards located in other sections of the code (standards for parking, landscaping, signs, screening, and storage). This is a non-substantive change to improve accessibility. |
| 43 | 216-1 | 155.216.010.C | Purpose of Public Zoning Districts - Coastal Zoning Districts | Remove reference to specific Coastal Zoning Districts | This removes reference to specific coastal zoning district names adopted in 2019 in anticipation of the still-pending Local Coastal Program (LCP) update, and simplifies to a general reference to the Coastal Zoning Code. This eliminates the need to update the Inland Zoning Code if/when Coastal zoning districts change. |

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|------------------|----------|-----------------------------|--|--|--|
| Article 2 | | | | | |
| 44 | 216-2 | 155.216.020, Table 216-1 | Allowed Land Uses in the Public Zoning Districts | Add a footnote [2] to the Parking Lots and Structures use classification | See explanation above under Article 2, #17. |
| 45 | 216-2 | 155.216.020, Table 216-1 | Allowed Land Uses in the Public Zoning Districts | Add the <i>Non-Commercial Places of Assembly</i> use classification principally permitted in the Public Facilities (PF) zoning district | Non-Commercial Places of Assembly—facilities providing space for public or private meetings and gatherings—are consistent with the purpose/intent of both the PF zoning district and the associated 2040 General Plan Public/Quasi-Public land use designation. The PF district is intended for “community assembly uses... and other similar public and civic uses,” and the Public/Quasi-Public designation allows “public and private institutional uses”. |
| 46 | 216-2 | 155.216.020, Table 216-1 | Allowed Land Uses in the Public Zoning Districts | Rename the use classification to <i>Parks, Playgrounds, and Trails</i> | The proposed name change clarifies that trails are included as a principally permitted public-recreation use, consistent with numerous 2040 General Plan policies that promote expanded public access and trail networks, including Policies LU-1.16 (Public Access), E-7.1 (Tourism Assets), NR-2.3 (Trails in Gulches and Greenways), NR-3.5 (Recreational Use and Nature Study), NR-3.7 (Trails in Gulches and Greenways), and M-3.2 (Extend Facilities). |
| 47 | 216-2 | 155.216.020, Table 216-1 | Allowed Land Uses in the Public Zoning Districts | Add the use classification <i>RV Parks and Campgrounds</i> as a use allowed in the Parks and Recreation (PR) zoning district with a Conditional Use Permit | RV Parks and Campgrounds provide space for short-term rental of spaces for recreational, education, or vacation purposes; this use classification fits within the Parks and Recreation (PR) district’s purpose, which includes “public recreational facilities” and “other public open space uses.” The associated Public/Quasi-Public General Plan designation likewise allows “public recreational facilities” and uses that support active or passive recreation. Allowing RV Parks and Campgrounds with a Conditional Use Permit ensures consistency with these purposes while providing case-by-case review to evaluate site-specific impacts, compatibility, and public benefit. |

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| Article 2 | | | | | |
| 48 | 216-2 | 155.216.020, Table 216-1 | Allowed Land Uses in the Public Zoning Districts | Add "Public Utility" as an allowed use in the Parks and Recreation (PR) zoning district with a Conditional Use Permit | Public Utility facilities are essential infrastructure that must sometimes be located within or adjacent to parks to function effectively—for example, there is a sewer lift station that pumps wastewater toward the treatment plant in Halvorsen Park. Although the PR district is primarily for parks and recreational uses, the associated Public/Quasi-Public General Plan designation expressly includes "major utility facilities." Allowing Public Utilities with a Conditional Use Permit provides a controlled, case-by-case process to site necessary infrastructure while ensuring compatibility with surrounding park uses and protection of public recreation areas. |
| 49 | 216-2 | 155.216.020, Table 216-1 | Allowed Land Uses in the Public Zoning Districts | Add a new use classification <i>Renewable Energy Facility</i> allowed in the Public Facility (PF) zoning district principally permitted and in the Public Recreation (PR) zoning district with a Minor Use Permit; and add a new footnote [4] providing an exception that renewable energy facilities mounted on a roof or over a parking lot are permitted without a Minor Use Permit | Renewable Energy Facilities function as public-serving utility infrastructure, which aligns with the PF zoning district and associated Public/Quasi-Public land use designation which are intended for public utilities. In the PR zoning district, a Minor Use Permit is appropriate to ensure renewable energy installations are compatible with park and recreation uses while still allowing them when appropriately sited. See explanation of footnote and alignment with 2040 General Plan energy-related goals and policies under Article 2, #6, 22, and 39. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|-----------------|-----------------------------|---|---|--|
| Article 2 | | | | | |
| 50 | 216-2 | 155.216.020, Table 216-1 | Allowed Land Uses in the Public Zoning Districts | Remove the use classification Recycling Collection Facility [and instead explicitly allowed as a non-residential accessory use in 155.304.020 (Accessory Uses)] | See explanation under Article 2, #21. |
| 51 | 216-2 | 155.216.020, Table 216-1 | Allowed Land Uses in the Public Zoning Districts | Fix references to <i>Wireless Telecommunication Facilities</i> | The proposed update relocates the regulations on wireless facilities (from Chapter 159 to 155.348) so the table reference must be fixed accordingly. |
| 52 | 216-4 | 155.216.030, Table 216-2 | Development Standards - Public Zoning Districts | Add bolded titles to the table | Using bold for distinct standard types is a non-substantive change meant to improve readability. |
| 53 | 220-1, 220-2 | 155.220.010.C | Purpose of Resource-Related Zoning Districts - Coastal Zoning Districts | Remove reference to specific Coastal Zoning Districts | This removes reference to specific coastal zoning district names adopted in 2019 in anticipation of the still-pending Local Coastal Program (LCP) update, and simplifies to a general reference to the Coastal Zoning Code. This eliminates the need to update the Inland Zoning Code if/when Coastal zoning districts change. |

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| # | Doc Page Section | Section Title | Proposed Change | Reason | |
|----|------------------|-----------------------------|---|--|--|
| 54 | 220-2, 220-3 | 155.220.020, Table 220-1 | <p>Allowed Land Uses in the Resource-Related Zoning Districts</p> | <p>Remove the use classification <i>Timber Production and Harvesting</i> and associated Use Permit requirement and replace with reference to the Tree Removal regulations in 155.304.140</p> | <p>Article 2</p> <p>Although Timber Production and Harvesting will no longer be a use classification, commercial tree removal will continue to be allowed and regulated under 155.304.140 (Tree Removal) which was recently updated by City Council as part of the Gulch Greenway code amendment. The tree removal regulations require only a Zoning Clearance for removal under a CalFire-approved Timber Harvest Plan (THP), or a Gulch Greenway Permit/Tree Permit for non-THP removal of more than five protected trees in ten years. A Use Permit requirement for commercial timber harvests is redundant and inconsistent with the new framework, and the Use Permit approval criteria are not appropriate for this type of activity. The Tree Removal and Gulch Greenway regulations ensure continued review of commercial timber harvests consistent with 2040 General Plan Policy AG-1.10 (Timber Harvest Plans), while streamlining City review to encourage the sustained and productive use of timberlands consistent with 2040 General Plan Policy AG-1.6 (Productive Use of Timberlands). Because there is virtually no land zoned Agriculture (A) or Natural Resources (NR) in the Inland portion of the City, this change will not affect existing properties.</p> |

2026 Inland Zoning Code Update: Article 2 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|--------------|--------------------------|--|---|--|
| Article 2 | | | | | |
| 55 | 220-2 | 155.220.020, Table 220-1 | Allowed Land Uses in the Resource-Related Zoning Districts | Rename the use classification to <i>Parks, Playgrounds, and Trails</i> and allow the use with a Conditional Use Permit in the Agricultural (A) zoning district, limited to low-intensity recreational uses such as trails (currently the use is entirely prohibited in the A zoning district) | The proposed name change clarifies that trails are included as a principally permitted public-recreation use, consistent with numerous 2040 General Plan policies that promote expanded public access and trail networks, including Policies LU-1.16 (Public Access), E-7.1 (Tourism Assets), NR-2.3 (Trails in Gulches and Greenways), NR-3.5 (Recreational Use and Nature Study), NR-3.7 (Trails in Gulches and Greenways), and M-3.2 (Extend Facilities). Adding the Parks, Playgrounds, and Trails use classification as a conditionally permitted use in the Agricultural (A) zoning district—limited to trails and other low-intensity recreational improvements—supports the purpose of the corresponding 2040 General Plan Agriculture (A) land use designation. The A land use designation is intended to reserve land for agricultural and wildlife habitat uses, while still allowing compatible public/quasi public uses. Virtually all land zoned A is located within the Coastal Zone. In the Inland portion of the City, only a 0.08-acre portion of one property is zoned A. As a result, changes to the A zoning district in the Inland Zoning Code are not expected to impact existing parcels. Instead, the revisions are intended to maintain consistency with the draft Coastal Zoning Code update. |
| 56 | 220-2, 220-3 | 155.220.020, Table 220-1 | Allowed Land Uses in the Resource-Related Zoning Districts | Add a new <i>Renewable Energy Facility</i> use classification and allow in the Agricultural (A) zoning district with a Minor Use Permit, with new footnote [3] | Whereas other Public Utilities require a Conditional Use Permit in the Agricultural (A) zoning district, standalone renewable energy facilities would require only a Minor Use Permit. Because virtually no land is zoned A in the Inland portion of the City, this amendment will not affect existing properties. See explanation of footnote and alignment with 2040 General Plan energy-related goals and policies under Article 2, #6, 22, and 39. |
| 57 | 220-3 | 155.220.020, Table 220-1 | Allowed Land Uses in the Resource-Related Zoning Districts | Fix references to <i>Wireless Telecommunication Facilities</i> | The proposed update relocates the regulations on wireless facilities (from Chapter 159 to 155.348) so the table reference must be fixed accordingly. |

2026 Inland Zoning Code Update: Article 2 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|-------------------|-----------------------------|---|---|---|
| Article 2 | | | | | |
| 58 | 220-3 | 155.220.030, Table 220-2 | Development Standards - Resource-Related Zoning Districts | Add bolded titles to the table | Using bold for distinct standard types is a non-substantive change meant to improve readability. |
| 59 | 224-1 to 224-6 | 155.224.030 | Neighborhood Market Overlay | Remove Neighborhood Market Overlay provisions from the Overlay Zones Section [replacing with new provisions in 155.204 (Residential Zones)] | Under the current provisions, a Zoning Code Amendment is required to add an overlay zone to allow a neighborhood-serving commercial use in a residential zoning district. As proposed, a Minor or Conditional Use Permit would be required instead, which is a simpler entitlement process to encourage this desired use type. See longer explanation under Article 2, #10. |

2026 Inland Zoning Code Update: Article 3 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|--------------|--|---|---|--|
| Article 3 | | | | | |
| 1 | 304-3 | 155.304.020.F | Accessory Uses - Non-residential Accessory Uses | Add "recyclable material collection at grocery stores and other beverage dealers" as an example of an allowed non-residential accessory use | See explanation under Article 2, #21. |
| 2 | 304-3 | 155.304.020.F | Accessory Uses - Non-residential Accessory Uses | Add "community-service activities to a place of worship or other assembly use" as an example of an allowed non-residential accessory use | The City has long allowed community-service activities at places of worship (e.g., food and clothing distribution, counseling, and temporary overnight shelter during inclement weather or emergencies) as accessory to the primary assembly use. Although the accessory-use list is not intended to be exhaustive ("...include, but are not limited to..."), adding this item explicitly codifies existing practice and provides clearer guidance for applicants and staff. This change supports General Plan policies that promote flexible zoning including Policies LU-1.1 (Diverse Uses), LU-1.6 (Flexible Zoning), and LU-1.21 (Remove Obstacles)]; as well as policies that encourage access to supportive services and emergency shelter, including Policies H-6.3 (Non-Profit Service Providers) and H-7.2 (End Homelessness). |
| 3 | 304-6, 304-7 | 155.304.070.B (Previously B, C, and D) | Home Occupations - City Approvals | Remove the requirement for a Home Occupation Permit (while still requiring a business license) | Currently, establishing a home occupation requires both a business license and a separate Home Occupation Permit, each with its own fee and duplicative OpenGov application. Because the Planning Team already reviews business license applications and can conduct the necessary Zoning Clearance at that stage, the standalone Home Occupation Permit is unnecessary. Eliminating it streamlines processing and reduces barriers for small, home-based businesses, consistent with 2040 General Plan policies supporting flexible, business-friendly, and neighborhood-compatible economic activity, including Policies LU-1.21 (Remove Obstacles), LU-5.7 (Neighborhood Services), LU-6.9 (Streamlined Permitting), H-1.2 (Customer Service Standards), E-1.1 (Business Friendly Environment), and E-1.9 (Support Local Business Organizations). |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------|---------------|---------------------------------|---|--|
| Article 3 | | | | | |
| 4 | 304-7 | 155.304.070.C | Home Occupations - Standards | Clarify that serving clients or customers at a residence may trigger accessibility (ADA) upgrades | Serving clients or customers within a home may trigger required accessibility (ADA) upgrades, which can be a significant and sometimes unexpected cost for residents pursuing a home occupation. Although the Building Official currently relays this information during Business License review, adding this clarification up front in the Inland Zoning Code supports earlier awareness and helps applicants make informed decisions before investing in a home-based business. This change is clarifying and non-substantive, but by alerting applicants up front, it furthers 2040 General Plan policies promoting clear, predictable, and customer-focused permitting processes, including Policies LU-1.21 (Remove Obstacles), LU-6.9 (Streamlined Permitting), H-1.2 (Customer Service Standards), E-1.1 (Business Friendly Environment), and E-1.2 (Predictability and Engagement). |
| 5 | 304-10 | 155.304.090.C | Mobile Vendors - City Approvals | Clarify that the business license required for a mobile vendor also serves as a Zoning Clearance | A Zoning Clearance is a ministerial review to confirm that a proposed land use complies with applicable Zoning Code standards. When another ministerial approval is required—such as a business license—that approval functions as the equivalent of a Zoning Clearance (the business license application is referred to the Planning Team and they review it for consistency with the Zoning Code and approve or deny accordingly). Although this is already established in 155.412.150 (Zoning Clearances), restating it in 155.304 (under the home occupation, mobile vendor, and vacation rental supplemental use regulations) helps the public understand that zoning compliance is included in the business-license review and that no separate permit or process is required. This change is clarifying and non-substantive and shares the same General Plan consistency rationale as the preceding item. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
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| Article 3 | | | | | |
| 6 | 304-15 | 155.304.130.B | Tiny House on Wheels - Development Standards | Remove minimum and maximum size standards for Tiny Houses on Wheels (and instead rely on DMV requirements) | Tiny Houses on Wheels must be licensed and registered with the California Department of Motor Vehicles (DMV), which already imposes strict maximum width, length, and height limits. Maintaining separate minimum and maximum size standards in the Zoning Code is redundant and could unintentionally prohibit DMV-compliant units that are otherwise safe and legal. Removing these limits eliminates unnecessary regulatory barriers to small, affordable-by-design housing options, consistent with 2040 General Plan Housing Element Goal H-1 and Policies H-1.12 (Diverse Housing Development Options), H-1.14 (Tiny Houses on Wheels), and H-1.16 (Affordable-by-Design Incentives). |
| 7 | 304-16 | 155.304.130.C | Tiny House on Wheels - Design and Construction Standards | Replace the reference to the "2019 CA Residential Code Appendix Q" with a general reference to the CA Residential Code appendix for Tiny Houses on Wheels | Using a general reference avoids tying the Zoning Code to a specific building code cycle, ensuring the standard stays accurate as the State updates or renumbers the appendix, without requiring future code amendments. |
| 8 | 304-19 | 155.304.140.D | Tree Removal - Tree Permits | Specify that Planning Commission action on Tree Permits requires a noticed public hearing, referencing 155.408 (Permit Procedures) and 155.408.100 (Public Hearings) | These procedural details were inadvertently omitted during the recent Gulch Greenway code update. Although the section identifies the Planning Commission as the review authority for Tree Permits and lists the required findings, it does not state that the decision must occur at a noticed public hearing. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------|---------------------|---|---|---|
| Article 3 | | | | | |
| 9 | 304-20 | 155.304.150.A, B | Vacation Rental - Purpose, Applicability | Remove zoning-based distinctions between Vacation Rentals and Commercial Lodging and instead define Vacation Rentals as any conversion of a long-term residence for short-term rental, regardless of district | The current code distinguishes Vacation Rentals and Commercial Lodging based solely on zoning district (any short-term rental in a residential zoning district is a Vacation Rental, and any short-term rental in a mixed-use district is Commercial Lodging). Redefining Vacation Rentals as short-term rentals of permanent residences—and Commercial Lodging as transient accommodations built or converted for that purpose—creates a more logical, use-based distinction consistent with 2040 General Plan Policy H-5.1 (Vacation Rentals) and Planning Commission direction to address housing loss from full-unit vacation rentals. This update also ensures that home conversions to short-term rentals in mixed-use zoning districts are subject to the same vacation rental standards and any future cap. |
| 10 | 304-21 | 155.304.150.C | Vacation Rental - Types of Vacation Rentals | Define the two vacation rental types as “home-sharing” and “full-unit,” replacing the current “proprietor on-site” and “no proprietor on-site” categories | The current distinction—based on whether a proprietor lives onsite—creates a loophole that allows multiple full-unit vacation rentals to avoid any future citywide cap (e.g., a proprietor living in one unit of a multi-unit property could rent all remaining units short-term). Refocusing the distinction on full-unit versus home-share rentals aligns the regulations with the underlying concern: loss of housing stock due to full-unit conversions. Home-share rentals, which typically have a proprietor onsite, allow local homeowners to rent rooms to help cover housing costs, while full-unit rentals would be subject to any future cap. This approach directly implements 2040 General Plan Housing Element Goal H-5 and Policies H-5.1 (Vacation Rentals) and H-5.6 (Displacement of Existing Residents) by better managing the number of full-unit vacation rentals and protecting long-term housing availability. |
| 11 | 304-22 | 155.304.150.D | Vacation Rental - Unit Type Restrictions | Simplify the division title and clarify that only a legally-established dwelling space may be permitted as a vacation rental | In practice, staff will determine during application review whether a unit was legally established and will require legalization before issuing a vacation rental permit. However, because many applicants have sought vacation rental approval for unpermitted units that lack building permits or a certificate of occupancy, a requirement that only legally-established dwelling space may be permitted as a vacation rental is being added to the code to provide clear notice up front. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|----|----------|---------------|---|---|--|
| 12 | 304-22 | 155.304.150.E | Vacation Rental - Cap on Full-Unit Vacation Rentals | <p>Shift the cap provisions from applying to "vacation rentals with no proprietor onsite" to "full-unit vacation rentals"; add a waiting-list provision, including a two-year bar for applicants and properties involved in illegal vacation rental operation; and replace the cap exemption for "proprietor on-site" rentals with exemptions for "home-sharing" vacation rentals and properties on the Local Register of Historic Places</p> | <p>This update aligns the cap provisions with the revised categories of full-unit versus home-sharing vacation rentals. Focusing a future cap on full-unit conversions directly addresses housing-stock impacts, while home-sharing remains exempt because it does not remove a full housing unit from the long-term market and may actually help homeowners afford and maintain their homes. This aligns with 2040 General Plan Housing Element Goal H-5 and Policies H-5.1 (Vacation Rentals) and H-5.6 (Displacement of Existing Residents).</p> <p>Adding a two-year bar for applicants and properties associated with illegal vacation rental operation creates a strong disincentive for unpermitted activity. Tracking and enforcement against illegal rentals is time-consuming and costly; discouraging violations up front is more effective than relying solely on enforcement after the fact.</p> <p>Exempting properties on the Local Register of Historic Places supports investment in and stewardship of Eureka's historic resources, consistent with General Plan Goal HCP-1 and Policies HCP-1.1 (Historic Preservation), HCP-1.3 (Adaptive Reuse), and LU-5.5 (Existing Neighborhoods). Historic homes can be expensive to maintain, and currently, Local Register listing is sometimes viewed as a deterrent to purchase. Exempting these properties from a future vacation rental cap provides an incentive to purchase or seek designation for a historic home. Allowing historic homes to be operated as vacation rentals also provides an income stream that can help offset maintenance costs. This is also consistent with the City of Arcata which already has an established vacation rental cap and a cap exception for historic landmarks.</p> |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|------------------|---------------|----------------------------------|--|---|
| 13 | 304-22 to 304-23 | 155.304.150.F | Vacation Rental - City Approvals | <p>Remove the Vacation Rental Permit and Minor Use Permit requirements and clarify the required business license serves as the Zoning Clearance; limit business licenses to property owners; require disclosure of any designated proprietor responsible for operation or management; require the vacation rental agreement to be signed by both the property owner and any designated proprietor; relocate the building inspection requirement to this division; and require the City to maintain a list of active vacation rentals</p> | <p>The Planning Commission recommended revising vacation rental permitting to avoid entitlements that run with the land in perpetuity and instead require regular renewal under a “use it or lose it” framework. Removing the Use Permit process (under which approvals run with the land in perpetuity) and instead relying on the business license process (tied to the current property owner and requiring annual renewal), directly implements this recommendation. Limiting vacation rental business licenses to property owners, requiring disclosure of any designated proprietor responsible for operation or management, and requiring both parties to acknowledge the vacation rental standards clarifies accountability and enforcement responsibility.</p> <p>Consolidating three approval processes into a single business license also simplifies administration, improves the City’s ability to track active vacation rentals, reduces duplicative OpenGov applications, and provides applicants with clearer confirmation that their authorization is current. Under the existing system, Use Permits for vacation rentals require written findings that are largely identical across applications (conversion of an existing home, no exterior changes, compliance with objective standards, etc.). Repeating the same findings for each permit is poor practice and does not add meaningful discretion or analysis. Moreover, given the City’s policy concerns focus on the cumulative conversion of housing stock and the over-concentration of vacation rentals in particular neighborhoods, those issues are more effectively addressed through objective standards—such as caps or distribution limits—rather than case-by-case Use Permits. This revised approach aligns the City’s permitting framework with 2040 General Plan policies related to housing preservation and neighborhood character (Policies H-5.1, H-5.6, and LU-5.5), as well as streamlined permitting and customer service (Policies LU-1.21, LU-6.9, H-1.2, and E-1.1).</p> |
| Article 3 | | | | | |

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| 14 | 304-23 to 304-24 | 155.304.150.H | Vacation Rental - Standards for all Vacation Rental Uses | Add a requirement that nonconforming outdoor lighting and waste storage be brought into compliance before a business license is issued for a vacation rental | The current requirement to upgrade nonconforming outdoor lighting and waste storage is tied to the Use Permit process; with removal of the Use Permit, this provision must be carried forward to the business license process to remain effective. Requiring these upgrades improves neighborhood compatibility and reduces common nuisance issues associated with vacation rentals (light spillover and inadequate trash management). The requirement aligns with 2040 General Plan Policies LU-5.5 (Existing Neighborhoods), H-4.2 (Enhance Existing Neighborhoods), and LU-1.12 (Attractive Design), as well as Policies LU-1.13 (Lighting) and NR-4.2 (Lighting), which call for minimizing obtrusive and misdirected light. Because opportunities to bring existing development into compliance with newer standards are limited, tying compliance to the issuance of a vacation rental business license—a discretionary privilege to operate a commercial use within a residence—is a logical and effective trigger. |
| 15 | 304-24 | 155.304.150.H | Vacation Rental - Standards for all Vacation Rental Uses | Add a requirement to provide one long-term bicycle parking space per vacation rental | Requiring one long-term bicycle parking space per vacation rental supports the 2040 General Plan’s active transportation goals and policies, specifically Goal M-3 and associated Policies M-3.8 (Bike Parking) and M-3.9 (Facilities at New Developments). Long-term parking is appropriate because vacation rental guests need secure, overnight storage rather than short-term, visitor-oriented racks. Providing this space makes it easier for guests who choose to bike, which may in turn reduce vehicle trips and supports the City’s broader mobility and sustainability objectives. |
| 16 | 304-24 | 155.304.150.H | Vacation Rental - Standards for all Vacation Rental Uses | Add a requirement that all vacation rental advertisements include the applicable City business license number and clarify that advertising unlicensed rentals is prohibited | Requiring vacation rental advertisements to include the City business license number—while explicitly prohibiting advertising unlicensed rentals—strengthens the City’s ability to efficiently identify and address illegal vacation rentals, which in turn helps maintain an even playing field for legally-operating rentals. It also improves transparency for guests. |

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| 17 | 304-24 | 155.304.150.H | Vacation Rental - Standards for all Vacation Rental Uses | Add a physical-separation standard prohibiting authorization of a full-unit vacation rental within 250 feet of an existing full-unit vacation rental on a separate site | A 250-foot buffer—approximately the length of a City block—provides a simple, objective way to prevent over-concentration of full-unit vacation rentals, consistent with Planning Commission direction and the General Plan’s emphasis on protecting the integrity of existing neighborhoods (Policy LU-5.5). Because Eureka does not have designated neighborhood boundaries, a neighborhood-based cap is not workable, and a fixed separation distance offers a clear, administrable alternative. Only legally-authorized, full-unit vacation rentals with an active business license qualify for buffering, ensuring that operators must obtain and maintain City approval for their unit to count as an “existing” rental. This approach promotes a more even distribution of vacation rentals and aligns with 2040 General Plan Housing Element Policy H-5.1 (Vacation Rentals), which calls for managing the number of full-unit vacation rentals to protect long-term housing availability. |
| 18 | 304-24 | 155.304.150.H | Vacation Rental - Standards for all Vacation Rental Uses | Add a limit on the number of full-unit vacation rentals per lot: no more than one on lots with nine or fewer dwelling units, and up to 20% of units on lots with ten or more dwelling units | This standard prevents over-concentration of full-unit vacation rentals on smaller properties while allowing a proportionally higher number on larger, multi-unit sites. Allowing more vacation rentals where there are more dwelling units encourages additional housing development and supports the maintenance of larger multi-unit buildings, while still preventing excessive conversion of the housing stock. In mixed-use zones, property owners who desire more full-unit rentals may instead pursue Commercial Lodging, making the appropriate building code upgrades to operate more like a hotel or motel, which is the proper regulatory path when multiple separate rental units are located on one lot. This standard does not restrict bed and breakfast inns or lodging houses, which rent individual rooms (home-share rentals) and therefore do not qualify as full-unit vacation rentals. |

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| 19 | 304-25 | 155.304.150.H | Vacation Rental - Standards for all Vacation Rental Uses | Update and clarify the emergency contact provisions | When a proprietor will not reside on-site, the code requires designation of a local emergency contact within 50 miles, and the code requires the City to mail that contact information to properties within 200 feet and to the Eureka Police Department (EPD). The updates clarify that any change to the emergency contact must likewise be mailed by the City to neighbors and EPD, and that the City may charge a fee to recover mailing costs. The revisions also clarify that a “24-hour emergency contact phone number” means the contact must be available 24/7 and able to respond to complaints or violations within one hour, establishing an objective performance standard that can be used to determine negligence for purposes of business license revocation. |
| 20 | 304-25 to 304-26 | 155.304.150.I | Vacation Rental - Business License Issuance and Maintenance | Replace the issuance and renewal requirements for vacation rental permits with similar requirements for vacation rental business licenses | Because the separate vacation rental permit is being eliminated, the renewal requirements must shift to the business license. The update carries forward the existing expectations for annual renewal—that all taxes and fees are paid and there are no outstanding Police, Fire, or Building violations—and adds a new requirement that emergency contact information must be current. |
| 21 | 304-26 | 155.304.150.I | Vacation Rental - Business License Issuance and Maintenance | Add a requirement that, when a cap on full-unit vacation rentals is in effect, annual renewal of a full-unit vacation rental business license is conditioned on remitting at least \$500 in transient occupancy tax (TOT) in the prior calendar year | The Planning Commission recommended including a “use it or lose it” provision for full-unit vacation rentals. Under a capped system, full-unit vacation rental business licenses become a limited and valuable privilege, and conditioning annual renewal on remittance of a minimum amount of transient occupancy tax ensures that licenses are held only by operators who are actively using their units rather than retained speculatively. This approach discourages license hoarding, supports effective management of capped vacation rentals, and ensures that limited licenses contribute to City revenues that fund essential public services, consistent with 2040 General Plan Housing Element Policy H-5.1 (Vacation Rentals) and Fiscal Resilience and Efficiency Goal E-8. |

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| 22 | 304-26 | 155.304.150.I | Vacation Rental - Issuance and Renewal | Remove a provision stating vacation rental permits run with the land and are transferrable, and replace with a provision stating vacation rental business licenses are non-transferable, tied to the specific property and property owner, and automatically expired upon sale or transfer of the property | The existing provision allowing vacation rental permits to run with the land created an inconsistent system in which a non-transferable business license was paired with an entitlement that automatically passed to a new owner. Replacing that framework with a non-transferable business license tied to the specific property and property owner resolves this inconsistency and prevents the creation of a marketable entitlement under a capped system. Allowing permits to transfer would enable owners to sell properties at a premium based solely on possession of a scarce license, disadvantaging new buyers and first-time homeowners. Requiring each new owner to obtain their own license ensures a fresh review of operations, emergency contact information, and compliance with applicable standards, recognizing that neighborhood compatibility depends on how a vacation rental is operated—not solely on the physical characteristics of the property. |
| 23 | 304-26 | 155.304.150.J | Vacation Rental - Enforcement | Shift the revocation provisions from applying to the vacation rental permit to applying to the vacation rental business license | The revocation standards remain the same, but with the elimination of the separate vacation rental permit, they must now apply to the business license. This ensures the City retains the same enforcement tools and can revoke authorization when a vacation rental fails to meet required operational and safety standards or remit TOT. |
| 24 | 308-2 | 155.308.020 | Height Exceptions | Update reference to wireless telecommunication facilities standards | The City's wireless facility standards are proposed to be updated and moved from Chapter 159 to 155.438 so all references to these standards must be updated accordingly. |
| 25 | 308-4 | 155.308.030.B | Setback Exceptions - Site Features | Rename 155.508 (Glossary) to 155.508 (Defined Terms) | This fixes the title of 155.508 for consistency with the remainder of the code. |

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| 26 | 308-6 | 155.308.040.D | Vision Clearance Area - Maintenance of Site Lines | Add signs to the list of example objects over 36 inches tall that may not be placed within a Vision Clearance Area (VCA) | Signs over 36 inches are already explicitly prohibited in VCAs under 155.308.040.A, but they were not listed in the examples in 155.308.040.D. Because VCA issues involving signs are common and often contentious, Planning staff requested adding "sign" to the examples list to make the prohibition unmistakably clear for applicants. |
| 27 | 308-6 | 155.308.040.G | Vision Clearance Area - Exceptions | Replace "Public Works Director" with "City Engineer" | The City government has restructured since adoption of the Zoning Code, separating Public Works and Engineering into distinct departments, so terminology must be updated to reflect current organizational roles. |
| 28 | 308-6 | 155.308.050.A | Outdoor Lighting Purpose | Add to the purpose statement the objective of reducing impacts on wildlife habitat, while allowing appropriate lighting for nighttime safety and activity | Expanding the purpose statement to include protection of wildlife habitat clarifies that outdoor lighting standards are intended to protect both people and biological resources, consistent with General Plan Goal NR-2 and Policies NR-2.5 (Sensitive Species Habitat) and NR-2.6 (Buffers). Adding language about allowing appropriate lighting for nighttime safety and activity explains why the standards are not more restrictive: the City is balancing limiting lighting impacts [Policy LU-1.13 (Lighting) and Policy NR-4.2 (Lighting)] with supporting public safety and crime prevention (Goal CS-1 and associated policies) and avoiding over-regulation of businesses and housing [Policies E-1.1 (Business Friendly Environment) and H-1.1 (Flexible and Accommodating Regulations)]. |
| 29 | 308-6, 308-7 | 155.308.050.B | Outdoor Lighting Definitions | Add a new Division B to the outdoor lighting standards defining Correlated Color Temperature, Fully Shielded, Light Pollution, and Light Trespass | Adding definitions for these technical lighting terms improves clarity and makes the standards more objective. The definitions are taken from the DarkSky International Policy Outdoor Lighting Municipal Ordinance Template (2024) to align with established best practices. Because the terms are used only within the outdoor lighting section, they are proposed to be defined there rather than in 155.508 (Defined Terms). |

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| 30 | 308-7 | 155.308.050.D | Outdoor Lighting - Exceptions | Remove exemption to outdoor lighting standards for lighting installed and maintained by the City, another public agency, or a public utility | The exemption from outdoor lighting standards for City projects, public agencies, and public utilities is removed because City projects are already exempt under EMC 155.104.060.G (Government Activities) and many public utilities and government agencies are otherwise exempt or preempted from local standards under state or federal law. For public agencies and utilities that are not otherwise exempt, the Zoning Code provides a clear and flexible path to request deviations from outdoor lighting standards through an Administrative Adjustment when needed for public safety or security purposes. This approach allows the City to review and condition lighting design to minimize light pollution and light trespass to the extent feasible, consistent with 2040 General Plan Policies LU-1.13 (Lighting) and NR-4.2 (Lighting). |
| 31 | 308-7 | 155.308.050.D | Outdoor Lighting - Exceptions | Add an exemption for special event lighting | Special event lighting is temporary, short-duration, and can be more effectively regulated through the City's special event permit process. |
| 32 | 308-7 | 155.308.050.D | Outdoor Lighting - Exceptions | Limit the string lighting exemption to string lights with a correlated color temperature (CCT) of 2700K or less | Lower-temperature lights reduce blue-wavelength emissions, which, according to DarkSky International, scatter more readily in the atmosphere, increasing sky glow and diminishing night-sky visibility (DarkSky's model ordinance recommends a 3000K upper limit). The U.S. Fish and Wildlife Service similarly advises avoiding bright white lighting and using fixtures with CCTs below 3000K in urban areas and 2200K in sensitive habitats to reduce impacts on birds and other wildlife. Blue-rich, higher-temperature light disrupts wildlife by altering natural day-night cues, affecting migration, feeding, and reproduction, and reducing the darkness needed by nocturnal species. Adding a color-temperature limit supports General Plan goals to protect biological resources [Goal NR-2; Policies NR-2.5 (Sensitive Species Habitat) and NR-2.6 (Buffers)] and to minimize light pollution [Policy LU-1.13 (Lighting) and Policy NR-4.2 (Lighting)]. Limiting the string-light exemption to 2700K provides additional protection and aligns with Humboldt County's recently adopted standard, promoting regional consistency. |

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| 33 | 308-7 | 155.308.050.E | Outdoor Lighting Administrative Adjustments | Add a required finding for Administrative Adjustments that the lighting be designed to minimize light pollution and trespass to the extent feasible | An Administrative Adjustment allows the City to approve deviations from the outdoor lighting standards. The proposed change adds a required finding that any adjusted lighting must still minimize light pollution and light trespass to the extent feasible, ensuring that flexibility in application does not undermine the overall intent of the lighting standards and remains consistent with 2040 General Plan Policies LU-1.13 (Lighting) and Policy NR-4.2 (Lighting). |
| 34 | 308-7 | 155.308.050.E | Outdoor Lighting Administrative Adjustments | Remove the Administrative Adjustment justification related to creative accent lighting | Currently an Administrative Adjustment may be approved if: (1) the modification to the lighting standard is necessary for public safety or security purposes; or (2) the modification allows for creative accent lighting of building and/or site features visible from public vantage points. This second justification is being removed because accent lighting will now be addressed through an explicit exception to the requirement that lights be directed downward (see Article 3, #39 below). |
| 35 | 308-7 | 155.308.050.E | Outdoor Lighting Administrative Adjustments | Add an Administrative Adjustment justification related to replicating time-period historic character on designated historic properties and within designated historic districts | Allowing an Administrative Adjustment for lighting that replicates historic time-period character on locally-, state-, and federally-listed historic properties and within historic districts supports preservation of neighborhood character and historic resources, consistent with Policy LU-5.5 (Existing Neighborhoods) and Goal HCP-1 and Policy HCP-1.1 (Preservation). The DarkSky International Policy Outdoor Lighting Municipal Ordinance Template (2024) similarly recognizes the need for flexibility for historic lighting. Unlike a full exemption from lighting standards, the City's proposed approach will allow deviations only through the Administrative Adjustment process, ensuring that historically-appropriate lighting still minimizes light pollution and light trespass to the extent feasible. |

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| 36 | 308-7 | 155.308.050.F | Outdoor Lighting - Nonconformities | Add a provision allowing the Director to require corrective measures (e.g., shielding, redirecting, replacing, or removing fixtures) when a lighting nuisance complaint is received, even for legal nonconforming lighting | This provision addresses existing legal lighting that is nonconforming because it predates the current outdoor lighting standards. At present, the City can only require upgrades to such lighting when the City receives an application for a project at the subject property that meets certain permit thresholds (a use permit or a building permit above a specified valuation). This leaves the City without a clear mechanism to address ongoing lighting nuisances—such as glare or light trespass—from older, legally nonconforming fixtures. The added provision allows the Director to require reasonable corrections when a verified complaint is received, ensuring that nonconforming lighting does not create light trespass or pollution for neighboring properties and habitat, consistent with Policy LU-1.13 (Lighting) and Policy NR-4.2 (Lighting), while providing a practical complaint-based tool to address nuisances without requiring full site upgrades. |
| 37 | 308-8 | 155.308.050.G | Outdoor Lighting - Dark Sky and Building Code Compliance | Move existing standard on compliance with Dark Sky standards and Green Building Code into its own division G | This is a non-substantive change meant to help improve the organization of the outdoor lighting standards. |
| 38 | 308-8 | 155.308.050.H | Outdoor Lighting - Lighting Shielding and Direction | Add a quantitative standard and illustrative figure to clarify what is meant by shielding lighting and directing light downward | Planning staff and applicants often struggle to interpret the current qualitative requirement that fixtures be “shielded” and “directed downward,” and manufacturer labels are inconsistent and not based on a single standard. Adding a quantitative cutoff (no more than 5% of lumen output above 80 degrees from nadir) and accompanying visual creates a clear, objective measure that makes reviews more predictable and ensures fixtures truly limit upward light. The quantitative standard comes from the DarkSky International Policy Outdoor Lighting – Municipal Ordinance Template (2024). While the model ordinance applies this requirement only to luminaires emitting more than 1,000 lumens, the City’s version removes that threshold for ease of implementation and to ensure uniformly predictable results. |

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| 39 | 308-8 | 155.308.050.H | Outdoor Lighting Shielding and Direction | Add an exception to the downward-direction requirement allowing fully shielded directional lighting for façade illumination or for illuminating flags, statues, or other mounted objects | Requests for limited upward-aimed directional lighting (e.g., façade lighting and flag illumination) occur, and previously had to be handled through an Administrative Adjustment. Because this type of deviation is specific to the downward-direction rule—not the broader lighting standards—it is more appropriate to include it as a narrow, built-in exception. The language is adapted from the DarkSky International Policy Outdoor Lighting – Municipal Ordinance Template (2024) and includes key safeguards: fixtures must be fully shielded and aimed so the light is contained by architectural or structural elements. This ensures that even where upward direction is allowed, light spillover, glare, and sky glow are minimized. |
| 40 | 308-8 | 155.308.050.H, I | Outdoor Lighting Shielding and Direction, Light Trespass | Remove overlapping language between divisions H and I | Divisions G and H previously both addressed directing light away from adjacent properties, wildlife habitat, and the public right-of-way. The update removes this duplication so that Division H focuses solely on how fixtures must be shielded and aimed, while Division I focuses solely on where light may not trespass. This is a non-substantive change to improve clarity and organization. |
| 41 | 308-9 | 155.308.050.I | Outdoor Lighting Light Trespass | Add a stricter light-trespass limit of 0.01 foot-candles within the Gulch Greenway Management Area | The Gulch Greenway Management Area contains sensitive habitat within Cooper Gulch, Second (McFarlan) Gulch, and the Gulches of Martin Slough. A lower light-trespass limit (0.01 foot-candles) provides additional protection for wildlife and nighttime ecological processes in these areas, consistent with 2040 General Plan Goal NR-2 and associated Policies NR-2.1 (Development in Gulches and Greenways), NR-2.2 (Gulch Greenway Preservation and Management Guidelines), NR-2.5 (Sensitive Species Habitat), and NR-2.6 (Buffers). |

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| 42 | 308-9 | 155.308.050.J | Outdoor Lighting - Light Temperature | Add a correlated color temperature (CCT) cap (3,000 K) for outdoor lighting, with a more conservative cap for the Gulch Greenway Overlay Zone (2,700 K) | <p style="text-align: center;">Article 3</p> <p>The impetus for the CCT cap and its consistency with the 2040 General Plan are described under Article 3, # 32 above. A stricter 2,700 K limit is applied within the Gulch Greenway Overlay Zone because the overlay was conservatively mapped to encompass not only the Gulch Greenway Management Area [the sensitive habitat areas inside Cooper Gulch, Second (McFarlan) Gulch, and the Gulches of Martin Slough], but also a 100-foot buffer beyond the break in slope. Any parcel intersecting that buffered area was included in the Overlay Zone in its entirety. As a result, the Overlay Zone contains both sensitive habitat and surrounding built-out urban areas, and a lower CCT provides additional protection at the urban-habitat interface, consistent with General Plan Goal NR-2 and associated Policies NR-2.1 (Development in Gulches and Greenways), NR-2.2 (Gulch Greenway Preservation and Management Guidelines), NR-2.5 (Sensitive Species Habitat), and NR-2.6 (Buffers). Outside the Gulch Greenway Overlay Zone, a 3,000 K cap remains appropriate because these areas are not adjacent to gulch habitats and the warmer cap still supports General Plan lighting policies [LU-1.13 (Lighting) and NR-4.2 (Lighting)] by minimizing glare and light pollution while accommodating typical outdoor lighting needs in developed urban areas.</p> |

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| 43 | 308-9 | 155.308.050.K | Outdoor Lighting - Lighting Fixture Height | Extend the 16-foot maximum height limit for outdoor lighting (formerly applied only to residential districts and parking lots) to all non-exempt outdoor lighting; Retain the existing exception allowing taller fixtures for motion sensor lights, upper-floor decks/balconies, and exterior stairs | Applying the 16-foot maximum height to all non-exempt outdoor lighting maintains a pedestrian-scaled environment, supporting walkable, human-oriented neighborhoods and commercial areas. This approach is consistent with 2040 General Plan policies calling for pedestrian-friendly lighting in both residential and mixed-use settings—including Policies LU-5.5 (Existing Neighborhoods), LU-5.6 (New Residential Neighborhoods), LU-3.5 (Henderson Center), LU-2.11 (Core Area Specific Plan), and LU-1.14 (Public Realm). The existing exception for motion-sensor fixtures, upper-floor decks/balconies, and exterior stairs is preserved and simply moved so it continues to apply under the expanded standard. |
| 44 | 308-9 | 155.308.050.N | Outdoor Lighting - Sign Lighting | Add references to lighting provisions in the Sign standards | Including a cross-reference ensures applicants and staff are directed to the additional lighting requirements that apply specifically to illuminated outdoor signs. |
| 45 | 308-9 | 155.308.050.O | Outdoor Lighting - Residential Zoning District Lighting Mandates | Relocate the light fixture height limit to a separate division; retitle this division to focus solely on lighting requirements for multi-family development; and add a requirement to provide lighting along on-site bicycle paths | The relocation of the light fixture height limit standard is explained above under Article 3, #43. This division previously combined lighting limitations with lighting requirements for multi-family housing; with the height limit moved, it now focuses solely on lighting requirements, which is reflected in the updated title. Adding bicycle paths to the list of areas that must be lighted ensures consistent visibility and safety across all on-site circulation routes, aligning with the 2040 General Plan's multi-modal and bicycle-related Goals M-1 and M-3 and associated policies. |

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| 46 | 308-9, 308-10 | 155.308.050.P | Outdoor Lighting - Lighting Plans | Add a new division establishing an explicit requirement for lighting plans when outdoor lighting is proposed or required, outlining the information such plans must include, and authorizing the Director to require photometric data or studies when needed to confirm compliance | Most building and planning applications currently lack the information needed to determine whether proposed/required outdoor lighting meets one or more of the City's outdoor lighting standards (e.g., missing fixture specifications and mounting heights). Establishing an explicit lighting-plan requirement, with clear expectations for the information applicants must provide, helps ensure staff receive adequate detail to verify compliance and helps reduce delays caused by incomplete submittals. The structure of this new division intentionally parallels the Landscaping Plan requirements in the Landscaping chapter. While a photometric study will not be needed in most cases, explicitly authorizing the Director to require one sets a clear expectation and provides a codified basis for requesting more detailed analysis when warranted. |
| 47 | 308-10 | 155.308.060.A | Screening for Adjacent Residential Uses (Previously "Screening for Residential Zoning Districts") - Applicability | Revise the applicability of screening requirements to apply to non-residential uses in mixed-use and industrial zoning districts proposed adjacent to residential uses | The screening standards are updated to apply based on the presence of a non-residential use adjoining a residential use, rather than relying on zoning district boundaries alone to determine when screening is required. This refinement better reflects the diversity of use types and development patterns within residential, mixed-use and industrial zoning districts. Under the prior district-based framework, screening could be required in unintended situations, such as when a small residential structure in a mixed-use district is required to screen from a larger structure on an adjacent residentially-zoned parcel. |

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| 48 | 308-10 | 155.308.060.E | Screening for Adjacent Residential Uses - Administrative Adjustment | Add an Administrative Adjustment to modify or waive screening | An Administrative Adjustment is added to allow modification or waiver of screening requirements where one or more defined findings are met, including situations where a wall or fence would not effectively screen due to unique physical conditions (such as significant grade separation), where effective screening is already provided by existing and permanent site features, or where the required screening would result in significant, unmitigable environmental impacts. These circumstances have been encountered in application of the existing code and prompted the addition of this Administrative Adjustment. This approach preserves the intent of the screening requirement while avoiding ineffective, redundant, or environmentally harmful installations. |
| 49 | 308-11 | 155.308.070.E | Solid Waste/Recyclable Material Storage - Standards | Simplify outdoor waste/recycling collection and storage screening standards by removing detailed visibility qualifiers and standardizing the minimum screening height | The update simplifies screening standards for solid waste and recycling receptacles stored outdoors to improve clarity and enforceability. The prior language required screening from an expansive list of locations (including parking lots, streets, and residential and commercial uses), which in practice functioned as a universal screening requirement and added unnecessary complexity without affecting outcomes; the update removes these detailed visibility qualifiers. The update also replaces separate screening height requirements for carts/cans and dumpsters (five and seven feet, respectively) with a uniform six-foot screening height. Differentiating between container types is unnecessary, as dumpsters are not consistently taller than bins. |

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| 50 | 308-11 | 155.308.070.E | Solid Waste/Recyclable Material Storage - Standards | Add a runoff prevention standard for outdoor solid waste and recycling storage areas | This change adds a runoff prevention requirement for outdoor solid waste and recycling storage areas by requiring compliance with best management practices for refuse areas described in the Humboldt Low Impact Development (LID) Stormwater Manual, including measures such as covering, grading, and paving the refuse area to prevent the release of pollutants through exposure to rainwater and runoff. While the LID Manual already includes these practices, they currently apply only to “regulated projects,” which are projects that add or replace over 5,000 square feet of impervious surface. Because runoff risks from outdoor waste storage exist regardless of the scale of ground disturbance, this standard is added to the Zoning Code so it applies to any project with outdoor waste storage. Referencing the LID Manual rather than codifying specific technical requirements allows LID Manual standards to be updated over time without requiring future Zoning Code amendments. |
| 51 | 308-11, 308B 12 | 155.308.080.A, | Mechanical Equipment - Applicability, Ground-Mounted Equipment | Relocate mechanical equipment screening standards from 155.312 (Building Design Standards) to 155.308 (General Standards) and add an applicability subsection; ground-mounted equipment standards remain unchanged | The proposed update relocates mechanical equipment screening standards from 155.312 to 155.308 to better align with code organization, as these requirements include ground-mounted equipment, which is a site feature rather than a building façade design feature. The applicability reflects the scope of the existing standards and does not expand their reach. Ground-mounted mechanical equipment screening requirements are carried forward without substantive change. |

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| 52 | 308-12 | 155.308.080.C | Mechanical Equipment - Rooftop Equipment | Relocate and revise rooftop mechanical equipment screening standards and add an exemption for rooftop renewable energy systems | As discussed in the row above, mechanical equipment screening standards are relocated from 155.312 to 155.308. While the current rooftop screening standard just indicates equipment must be screened from view, the new standard gives two options explaining how this must be achieved, requiring either screening that is architecturally integrated into the new building, or equipment that is stepped back a minimum of 10 feet from the roof edge with screening that is architecturally consistent with the building and matches its paint, finish, and trim details. These options clarify expectations to produce rooftop equipment screening that is more visually compatible with the building and less noticeable from public vantage points. Rooftop solar and wind energy systems are exempted from screening requirements to avoid discouraging renewable energy installations or negatively impacting their functionality and effectiveness. |
| 53 | 308-12 | 155.308.090 | Accessory Structure Design | Add a standard requiring accessory structures located between a primary building and a public frontage to use exterior materials of equivalent quality to the primary building | This standard applies only to accessory structures that are located between a primary building and a public frontage and are enclosed on three sides or more, because these structures are visually prominent from the public realm and function as part of the street-facing development pattern. Requiring equivalent exterior material quality in these locations ensures accessory structures blend with the primary building without requiring matching design or detailing, preserving visual hierarchy while improving public-facing site quality. |

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| 54 | 308-12, 308-13 | 155.308.100 | Single-Family Transitions | Relocate setback standards adjacent to single-family residential from 155.208 (Mixed-Use Zoning Districts) to 155.308 (General Standards); revise their applicability to apply based on use adjacency rather than zoning district boundaries; and add a new side building wall articulation standard for new buildings other than single-family dwellings adjoining a lot occupied by a single-family dwelling | <p>Given that mixed-use zoning districts include small single-family homes and residential zoning districts allow more intensive development such as large multi-family projects and neighborhood commercial uses, a setback trigger based solely on zoning district boundaries can produce unintended results. Applying setback standards based on whether a proposed building is non-single-family and adjoins a lot occupied by a single-family dwelling better reflects actual development patterns and avoids outcomes such as requiring additional setbacks between two single-family homes solely because they are located in different zoning districts. With this revised applicability, these existing setback standards are no longer specific to mixed-use zoning districts and instead applies in residential and mixed-use zoning districts, and have therefore been relocated from 155.208 to 155.308.</p> <p>A new side building wall articulation standard is added with the same applicability to further address transitions between larger buildings and adjacent single-family homes by reducing the visual scale and perceived mass of long side walls through required articulation.</p> <p>In removing discretionary design review, the City evaluated how to compensate for the loss of subjective design review criteria related to surrounding context and neighborhood impacts through objective standards. These residential transition standards respond to common concerns raised during discretionary review of infill multi-family development, particularly building scale, massing, and shading impacts on adjacent single-family properties. While the objective standards may reduce the maximum allowable building envelope and, in some cases, development flexibility, this represents a deliberate tradeoff to provide clearer, more predictable requirements that protect neighborhood compatibility while supporting streamlined and legally defensible ministerial project review.</p> |

2026 Inland Zoning Code Update: Article 3 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|----|-----------------|---------|---------------------------|---|--|
| 55 | 312-1 to 312-21 | 155.312 | Building Design Standards | <p>Strengthen and expand objective building design standards by retaining key existing standards; modifying standards to broaden applicability, add rigor, and reduce subjectivity; and adding new standards for massing, entrances, garages, corner buildings, and windows, while shifting from street-facing to public-facing building façade regulation (A full crosswalk of changes is included as a separate document)</p> | <p>This update is part of a broader shift away from discretionary design review, and is intended to translate qualitative design principles into clear, measurable façade design standards where buildings interface with streets, public spaces, and trails. Design flexibility is preserved through menu-based design standard options, as well as through deviation pathways, including optional discretionary design review when needed to address unique site conditions or achieve superior design outcomes. A new neighborhood information meeting requirement for larger projects maintains transparency in the absence of noticed design review hearings.</p> <p>This approach aligns with state housing law and serves the interests of both neighborhood stakeholders and development proponents: it preserves local influence over building form, scale, and public-facing design in a legally defensible manner, while providing applicants with a more predictable, efficient, and streamlined approval process. These changes advance the 2040 General Plan by promoting attractive, pedestrian-oriented, human-scale development and reinforcing active and visually-engaging public frontages [furthering General Plan Policies LU-1.3 (Beneficial Development), LU-1.19 (Pedestrian-Oriented Design), LU-1.12 (Attractive Design), LU-5.5 (Existing Neighborhoods), and H-4.2 (Enhance Existing Neighborhoods)], while also expediting/streamlining approvals of higher-density infill, reinvestment in vacant/underutilized space, and housing production through predictable, flexible, and development-friendly regulations [furthering Policies LU-1.2 (Compact Form), LU-2.12 (Building Intensity), H-2.4 (Maximum Density Infill), LU-1.6 (Flexible Zoning), LU-1.21 (Remove Obstacles), LU-6.1 (Development Regulations and Standards), LU-6.9 (Streamlined Permitting), H-1.1 (Flexible and Accommodating Regulations), H-1.2 (Customer Service Standards), E-1.1 (Business Friendly Environment), and E-1.2 (Predictability and Engagement)].</p> |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|----|----------------|---------|------------------------|---|--|
| 56 | 314-1 to 314-6 | 155.314 | Large Site Development | Add a new section establishing objective standards for projects in residential and mixed-use zoning districts occupying a development area of 1.5 acres or more | <p>Article 3</p> <p>New Section 155.314 establishes objective development standards for large residential and mixed-use sites to ensure that large-scale projects integrate into the surrounding urban fabric rather than developing as isolated superblocks. The section applies to new development or substantial redevelopment on sites of 1.5 acres or more and requires new streets and alleys to connect to the surrounding street network; mid-block connections where blocks exceed a maximum length; onsite communal open space areas (only for sites 3 acres or more); walkways connecting the site to adjacent trails and transit stops; bicycle connections connecting the site to adjacent bicycle facilities; walkways providing internal connections between onsite features; and contextual massing when new development is proposed across the street from a row of detached single-family homes.</p> <p>These standards implement the 2040 General Plan by promoting compact, connected, and walkable development patterns consistent with LU-1.2 (Compact Form) and LU-1.3 (Beneficial Development), and by advancing the General Plan’s Mobility Goals M-1 (Safe, Balanced Transportation System) and M-3 (Active Transportation). Requirements for connected streets, mid-block connections, pedestrian and bicycle facilities, and access to transit and trails further Policies M-1.3 (Complete Streets), M-1.6 (Connectivity and Access), M-3.9 (Bicycle and Pedestrian Facilities), and H-6.5 (Pedestrian and Bicycle Connectivity). Contextual massing and transition standards protect neighborhood character and compatibility adjacent to single-family areas, consistent with LU-5.5 (Existing Neighborhoods) and LU-5.6 (New Residential Neighborhoods). By applying clear, objective standards to large sites, the section supports higher-intensity infill and redevelopment while maintaining design quality and integration with surrounding areas, consistent with LU-2.12 (Building Intensity) and H-2.4 (Maximum Density Infill).</p> |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|----|----------|-------------|--------------------|---|--|
| 57 | 316-1 | 155.316.020 | Permitting Process | Add application completeness timelines, deemed-complete provisions, and appeal procedures for accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) zoning clearances | <p style="text-align: center;">Article 3</p> <p>This updates the ADU and JADU permitting process to comply with SB 543 (effective January 1, 2026), furthering Housing Element Implementation Measure IMP H-33 (Verify Consistency with State Housing Laws). The City already has application review procedures (155.408.040) and appeal provisions (155.416) that generally align with the new state requirements and are being added to 155.316 by reference. Targeted updates are required for specific timeliness, finality, and appeal provisions. State law now requires local agencies to determine ADU and JADU application completeness within 15 business days. While the City already maintains a self-imposed three-week completeness deadline for building permit applications, the 15-business-day requirement is added to 155.316 to clearly demonstrate compliance with state law. State law also clarifies that subsequent completeness reviews must be limited to items previously identified as incomplete and to changes made by the applicant. This provision reflects best practices for customer service and predictability, and is therefore added to 155.408.040 as a generally applicable standard for all applications, not just ADUs and JADUs. In addition, state law now deems ADU and JADU applications complete if required timelines are not met; because this is a state-mandated provision and not a broader permitting policy, it is added to 155.316 to apply only to ADU and JADU applications. Finally, state law requires that applicants be provided a written appeal to the agency's governing body or its designee, with a final written determination issued within 60 business days of filing the appeal. While the City's existing appeal structure includes a 60-day timeframe to schedule an appeal hearing, it could involve sequential appeals to both the Planning Commission and City Council. To ensure compliance with the state-mandated deadline for final action, this update directs ADU and JADU appeals directly to the City Council.</p> |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|--------------|------------------|--|--|--|
| Article 3 | | | | | |
| 58 | 316-4, 316-5 | 155.316.060.D, F | Site and Design Standards - Maximum Unit Size, Setbacks | Revise accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) size standards to be based on interior livable space rather than floor area | This change updates the City's ADU and JADU size standards to align with amendments to state law that went into effect on January 1, 2026 (SB 543), which now measure size limitations based on interior livable space rather than floor area. This change makes size limitations for ADUs and JADUs more lenient, consistent with the 2040 General Plan goals to increase housing choice, affordability, and ADU production (Goals H-1, H-2, and H-3; Policies H-1.12, H-2.1, H-2.10); remove regulatory barriers (Policies LU-1.21, LU-6.1, and H-1.1); and maintain consistency with State housing law (Implementation Program H-33). |
| 59 | 316-6 | 155.316.060.J | Site and Design Standards - Additional JADU Requirements | Update junior accessory dwelling unit (JADU) owner-occupancy requirements | This change updates the City's JADU owner-occupancy provisions to comply with recent amendments to state law (AB 1154, effective January 1, 2026). Under prior state law and the City's existing code, owner-occupancy was always required for JADUs. AB 1154 now limits the owner-occupancy requirement to JADUs that share sanitation facilities with the primary dwelling and removes the requirement where a JADU has separate sanitation facilities. The code update revises the owner-occupancy provisions accordingly, while retaining existing exemptions for governmental agencies, land trusts, and housing organizations, ensuring consistency with State JADU Law [specifically Government Code 66333(b)]. By reducing regulatory barriers to JADU creation, the amendment advances the 2040 General Plan goals and policies described in the preceding row. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
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| Article 3 | | | | | |
| 60 | 324-2 | 155.324.020.B | Applicability - Residential Use Exemptions | Amend exemption #7 to remove the "covered" limitation so that replacement parking is not required when any existing off-street parking space (covered or uncovered) is eliminated to create one or more additional residential units | This aligns with SB 1211 (2024) which prevents local governments from requiring replacement of uncovered off-street parking spaces demolished or converted in conjunction with the creation of an accessory dwelling unit (ADUs). Extending this exemption beyond ADUs to all housing aligns with 2040 General Plan policies that call for removing regulatory barriers to adaptive reuse and de-prioritizing parking, including Policies LU-1.10 (Parking Standards for Existing Buildings), LU-1.17 (Parking), LU-2.6 (Parking for Urban Uses), and H-1.7 (Parking Standards and Parking Management), all of which emphasize minimizing parking requirements, especially where they would impede housing production. |
| 61 | 324-2, 324-3 | 155.324.020.B, C | Applicability - Residential Use Exemptions; Non-Residential Use Exemptions | Add parking exemption for development within one-half mile of a major transit stop | State law (Gov. Code 65863.2, AB 2097, 2022) prohibits local agencies from imposing minimum automobile parking requirements on projects within one-half mile of a major transit stop, as defined in Public Resources Code 21155. On January 18, 2024, HCAOG amended Humboldt County's regional transportation plan (VROOM 2022-2042) to designate three major transit stops within Eureka. State law therefore preempts local parking requirements within the applicable radius. Because the Zoning Code addresses residential and non-residential parking in separate sections, the new exemption is included in both. |
| 62 | 324-3 | 155.324.020.C | Applicability - Non-Residential Use Exemptions | Delete parking exemption tied to the Neighborhood Market (NMO) overlay and replace with an exemption for neighborhood-serving commercial uses in residential districts | The code update removes the NMO overlay zone and instead allows neighborhood-serving commercial uses in residential districts through a Use Permit (see explanation under Article 2, #10). Because the exemption was previously tied to the overlay rather than the use itself, it must be rewritten to align with the new regulatory structure. Parking requirements can disproportionately hinder the establishment of small, neighborhood-serving commercial uses on residential sites. These uses are small-scale, serve nearby residents, and are intended to function without dedicated parking. This change reorganizes the existing exemption without substantive change. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------|--------------------------|--|--|---|
| Article 3 | | | | | |
| 63 | 324-3 | 155.324.020.C | Applicability - Non-Residential Use Exemptions | Add parking exemption for conversion of existing parking to outdoor dining areas | Recent state legislation (AB 592, 2025) limits local authority to require replacement parking when existing parking is converted to outdoor dining, reinforcing the appropriateness of this exemption. Allowing conversion of existing parking spaces to outdoor dining supports local restaurants and activates sidewalks and streets, improving public safety through increased activity, and advancing walkability without expanding building footprints. |
| 64 | 324-4 | 155.324.030, Table 324-1 | Required Vehicle Parking Spaces | Edit parking ratio table for clarity and consistency | The edits to the table are nonsubstantive; no parking requirements are changed. Revisions include specifying “of floor area” where ratios are based on square footage; replacing “none” with “none required” for consistency among rows; aligning the name of the use type “Vehicle Cleaning and Repair” with the corresponding use title in the Land Use Classifications section (155.504); and correcting threshold language for Outdoor Commercial Recreation to eliminate an unintended gap for sites exactly one acre in size. |
| 65 | 324-5 | 155.324.030.D | Number of On-Site Parking Spaces Required - Calculation of Required Spaces | Clarify that outdoor dining areas are not counted towards floor area when calculating required parking for an establishment where food or beverages are served | Although outdoor dining areas are already excluded from floor area calculations under the Zoning Code’s rules of measurement (155.112), this clarification is added in the parking provisions to avoid ambiguity that could discourage outdoor dining. The policy rationale for supporting outdoor dining is discussed in Article 3, #63 above. |
| 66 | 324-5 | 155.324.030.G | Number of On-Site Parking Spaces Required - Accessory Uses (new division) | Clarify that accessory uses are considered part of their associated primary use and do not separately require additional parking | This clarification was prompted by state law requiring supportive housing to be regulated as a residential use and not subject to additional or disproportionate requirements [Gov. Code 65651; Gov. Code 65583(a)(5)]. It is consistent with the Zoning Code’s treatment of accessory uses as subordinate to and part of the primary use, and is applied broadly to ensure consistent parking calculations. |

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| Article 3 | | | | | |
| 67 | 324-7 | 155.324.040.C | Reductions and Alternatives to Automobile Parking - Available Reductions | Remove "on-site" as a modifier from the shared parking provision title (155.324.040.C.10) | Removes misleading implication that shared parking must be on-site. Pursuant to 155.324.040.C.10.b, shared parking is allowed not only for uses on the same lot, but also for uses on adjacent lots, or lots within 100 feet of one another. |
| 68 | 324-8 | 155.324.040.C | Reductions and Alternatives to Automobile Parking - Available Reductions | Remove the word "exclusively" from the off-site parking indenture requirement (155.324.040.C.11) | The Zoning Code allows shared parking between uses on adjacent or nearby lots. In cases where required parking is provided off-site and shared, parking may not be maintained exclusively for a single use. Removing this term aligns the off-site parking indenture requirement with the shared parking provisions, removing an internal inconsistency. |
| 69 | 324-10 | 155.324.050.C | General Requirements - Electric Vehicle Charging | Change "charging stations" to "charging stations" | Correct typographical error ("changing" to "charging"). |
| 70 | 324-10 | 155.324.050.D | General Requirements - Large Vehicle Parking | Delete prohibition on parking large vehicles within required front or exterior side setbacks in residential zoning districts | 155.324.060.G already prohibits parking on unpaved areas; the removed standard primarily restricted parking of boat, RVs, and other large vehicles on paved driveways between houses and the street, exceeding what is needed to address public safety or circulation concerns. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------------|---------------------------------|---|--|---|
| Article 3 | | | | | |
| 71 | 324-10, 324-11 | 155.324.060.A, 155.324.060.B | Parking Design and Development Standards - Parking Access and Parking Placement on Site | Add applicability language to the parking access division and amend applicability language in the parking placement division to clarify that these standards apply to new development and to projects involving replacement of 75 percent or more of existing floor area | The parking access and placement standards adopted with the 2019 comprehensive Zoning Code update (and furthered by the current update) are central to achieving pedestrian-friendly streets, compatibility with historic development patterns, and improved site design. Many existing sites in Eureka do not meet these standards and currently there is no trigger for bringing legal-nonconforming sites into conformance. The proposed 75 percent redevelopment trigger ensures these requirements are implemented when sites are being comprehensively redeveloped, while avoiding the imposition of major site reconfiguration for minor upgrades. |
| 72 | 324-10, 324-11 | 155.324.060.A | Parking Design and Development Standards - Parking Access | Relocate and broaden the Administrative Adjustment provision in the parking access division to apply to all parking access standards; add a requirement for consultation with and concurrence by the City Engineer | As part of the code update, the parking access standards are being strengthened, and as a result, there may be more site- or use-specific circumstances where strict application of these standards is not appropriate due to traffic, circulation, or safety considerations. Requiring City Engineer concurrence ensures any Administrative Adjustment is technically appropriate and justified. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|------------------------|---------------------------------------|---|---|--|
| Article 3 | | | | | |
| 73 | 324-10 | 155.324.060.A | Parking Design and Development Standards - Parking Access | Establish an objective maximum driveway standard in mixed-use zoning districts of one driveway per 250 feet of public street frontage | While driveways are currently limited to the minimum number necessary to serve the intended use, that standard is inherently subjective and can allow multiple driveways where access could be consolidated. Establishing an objective driveway limit in mixed-use districts sets a clear maximum, which encourages shared and consolidated access, reducing the total number of driveways, and in turn reducing vehicle–pedestrian conflict points, further safety and pedestrian-oriented site design. |
| 74 | 324-11, 324-16, 324-31 | 155.324.060.A, G; 155.324.080.D | Parking Design and Development Standards - Parking Access, Surfacing; Parking Lot Landscaping - Perimeter | Update references from “Public Works Director” to “City Engineer” | The City’s organizational structure has changed. The City Engineer now heads a separate Engineering Department and no longer reports to the Public Works Director. This update aligns the Zoning Code with the current organizational chart. |
| 75 | 324-11 | 155.324.060.A | Parking Design and Development Standards - Parking Access | Add an exception to the maximum number of driveways standard for front-loaded single-family attached homes (townhomes) | Front-loaded townhome configurations often require individual garage access to function, which can conflict with general driveway-limitation standards. Allowing an exception ensures townhouse projects remain feasible. This flexibility is conditioned on compliance with the expanded garage design standards in 155.312.050.B.3 (Garages Serving Individual Dwelling Units), which reduce the visual prominence of garages facing public frontages to help maintain pedestrian-oriented streetscapes. |

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| Article 3 | | | | | |
| 76 | 324-11 | 155.324.060.A | Parking Design and Development Standards - Parking Access | Establish an objective maximum driveway drop curb width of 24 feet in residential and mixed-use zoning districts, or the minimum width required for emergency vehicle access | Replacing a fully discretionary standard with an objective maximum in residential and mixed-use districts provides clearer expectations for applicants and helps limit excessively wide driveways that can detract from pedestrian-oriented streetscapes. Narrower driveway widths shorten pedestrian crossing distances and encourage slower vehicle turning movements, reducing the likelihood and severity of vehicle-pedestrian conflicts at driveway crossings. The proposed standard preserves flexibility where needed for emergency access and in higher-intensity zoning districts through continued City Engineer review. |
| 77 | 324-11 | 155.324.060.A | Parking Design and Development Standards - Parking Access | Add a minimum setback standard requiring driveways to be at least five feet from a property line, unless a shared driveway is provided | The five-foot property-line setback addresses conflicts between adjoining lots. Without this standard, separate driveways can be placed immediately adjacent to one another on either side of a property line, effectively creating a double-wide, uncoordinated curb cut, increasing pedestrian crossing distances, and reducing sightlines between drivers exiting each driveway. Requiring separation from the property line helps space driveways apart or encourages shared driveway access, improving safety and access management. |
| 78 | 324-11 | 155.324.060.A | Parking Design and Development Standards - Parking Access | Replace the discretionary minimum corner-distance standard with an objective requirement that driveways be located a minimum of 30 feet from a street corner | Locating driveways near intersections can interfere with sightlines at intersection crosswalks. Establishing an objective minimum distance provides consistent expectations, and keeps driveways out of the most complex pedestrian and vehicle movement areas, improving safety. California’s daylighting requirements prohibit parking within 20 feet of intersections to preserve visibility (Vehicle Code 22500, as amended by AB 413); this standard applies that safety logic to driveway placement. The requirement also complements other zoning standards that discourage parking and drive aisles at street corners, including limitations on surface parking between buildings and the street and maximum front setback standards in mixed-use zoning districts. |

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| Article 3 | | | | | |
| 79 | 324-12 | 155.324.060.B | Parking Design and Development Standards - Parking Placement on Site | Extend the existing parking placement standard under 155.324.060.B.3 to the Hospital Medical and Wabash mixed-use zoning districts, which are currently exempt | The existing parking standard is intended to promote pedestrian-oriented site design by keeping buildings, rather than surface parking lots, along public street frontages. The Hospital Medical and Wabash mixed-use districts are intended to function as pedestrian-friendly environments, and extending this standard to those districts ensures consistent implementation across all mixed-use zoning districts. |
| 80 | 324-13 | 155.324.060.E | Parking Design and Development Standards - Parking Lot Connections (new division) | Add a standard requiring multiple parking areas on a common property to be internally connected and to use shared drive aisles to access the street | Internal connections and shared drive aisles reduce the number of driveways needed to serve a site. Fewer driveways mean fewer vehicle-pedestrian conflict points, resulting in safer, more pedestrian-friendly streets. |
| 81 | 324-14 | 155.324.060.F | Parking Design and Development Standards - Parking Space and Lot Dimensions | Clarify that minimum parking space dimensions in the Zoning Code apply unless larger dimensions are required by the Building Code or other applicable law | While conflicts between zoning and building code standards are already resolved by applying the more restrictive requirement, this new section is intended to alert readers that certain parking spaces—such as accessible and electric vehicle parking—may be subject to larger minimum dimensions under the California Building Code. This clarification is particularly important given the relatively recent addition of dimensional standards for electric vehicle parking and the expanding scope of building code EV parking requirements. |

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| Article 3 | | | | | |
| 82 | 324-16 | 155.324.060.G | Parking Design and Development Standards - Surfacing | Expand allowance for ribbon driveways to apply to driveways serving individual dwelling units, rather than only single-family homes | Ribbon driveways reduce paving, allow for onsite stormwater infiltration, and soften the visual impact of driveways. Expanding their use supports these objectives and avoids inconsistencies with new garage standards in 155.312.050.B.3 (Garages Serving Individual Dwelling Units) that already recognize ribbon driveways as an acceptable design option to reduce the visual prominence of garages. |
| 83 | 324-19 | 155.324.060.K | Parking Design and Development Standards - Pedestrian Access | Added a requirement for a dedicated pedestrian path from parking lots to the public sidewalk | This change was prompted by Planning Commission discussion at their meeting on January 14, 2026 to ensure a safe and direct pedestrian route from parked cars to the sidewalk that avoids travel through landscaping or vehicle driveways. |
| 84 | 324-19 | 155.324.060.L | Parking Design and Development Standards - Screening for Adjacent Residential Uses | Remove the requirement for a minimum 3-foot-tall perimeter wall or fence along streets for parking lots with six spaces or more; a separate 3-ft-tall perimeter landscaping requirement is retained | Street-facing screening is already effectively addressed through the parking lot landscaping standards (155.324.080), which require perimeter landscaping for parking lots with four or more spaces, with at least 50 percent of the plant material reaching a minimum mature height of 36 inches. Also requiring a 3-foot-tall wall/fence between the parking lot and street adds limited benefit. Landscaped screening better supports streetscape aesthetics and a welcoming, comfortable pedestrian environment. |

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| Article 3 | | | | | |
| 85 | 324-19, 324-20 | 155.324.060.M | Parking Design and Development Standards - Loading and Service Areas | Add new standards governing the location and access of loading docks and service areas | The Zoning Code currently does not include standards for the placement and access of loading docks and service areas. This new division includes objective standards for accessing loading docks via an alley or side street when available and otherwise locating loading docks on the back sides of buildings (away from the main street and primary building entry). The standards help reduce conflicts with pedestrians and vehicles and improve streetscape quality. An Administrative Adjustment is also added to allow deviations from these new standards specific to unique site and/or use characteristics. |
| 86 | 324-20 | 155.324.070.A | Bicycle Parking - Applicability | Revise the bicycle parking applicability provision to remove references to "new multi-family and commercial construction" | Reference to multi-family and commercial construction is removed because parking requirements are being expanded to apply to additional use types (civic, industrial, etc.). The modifier "new" is also removed because short-term bicycle parking has been added to the list of nonconforming site features that must be brought into compliance at <u>existing</u> development sites when upgrades are triggered by a proposed building permit or Use Permit under 155.424.030 (Nonconforming Site Features). |
| 87 | 324-20, 324-26 | 155.324.070.C, H | Bicycle Parking - Types of Bicycle Parking, Long-Term Bicycle Parking Standards | Relocate siting requirements for long-term bicycle parking from Division C (Types of Bicycle Parking) to Division H (Long-Term Bicycle Parking Standards) | The existing division defining short- and long-term bicycle parking includes detailed requirements related to allowable placement of long-term bicycle parking that are more appropriately addressed in the dedicated Long-Term Bicycle Parking Standards division. This is a non-substantive change to improve code organization. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|----|---------------|---------------|------------------------------------|--|---|
| 88 | 324-20, 324-1 | 155.324.070.D | Bicycle Parking - Number of Spaces | Expand bicycle parking requirements to apply to a broader range of land uses and update minimum bicycle parking ratios | <p>The revised table establishes bicycle parking requirements for a broader range of land uses using ratios based on floor area, units, bedrooms, or employees.</p> <p>Residential bicycle parking ratios: For multi-family housing, the updated short-term bicycle parking requirement reflects the 2025 Building Code standard. The long-term bicycle parking requirement is stronger than the Building Code based on Planning Commission input. While the current Zoning Code requires one long-term bicycle space per three units and the Building Code now requires one per two units, the proposed update requires one per unit, aligning bicycle parking expectations with the base ratio used for vehicle parking. Because the Building Code does not address shared living quarters, the proposed regulations use bedrooms as a functional equivalent to dwelling units. Single-family homes and ADUs continue to be exempt.</p> <p>Non-residential bicycle parking ratios: For non-residential uses, the Building Code relies on visitor- and occupant-based metrics, which are conceptually appropriate but difficult to measure and administer at the building permit stage, particularly when tenant types, and staffing/visitor levels are unknown or may change over time (the State has yet to create interpretive guidance for the new standards). Instead, the updated zoning standards rely primarily on floor-area-based ratios that can be readily verified during plan review. These ratios were informed by a review of bicycle parking standards adopted by other bike-friendly cities. The update eliminates the current practice of tying long-term bicycle parking requirements to the number of required automobile parking spaces.</p> <p>Collectively, these changes increase long-term bicycle parking requirements for a broader range of project types and sizes and better support implementation of the Regional Climate Action Plan and the 2040 General Plan (Policies H-1.9 [Bike Parking], M-3.8 [Bike Parking], H-6.5 [Pedestrian and Bicycle Connectivity], LU-1.3(g) [Beneficial Development]).</p> |

Article 3

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| Article 3 | | | | | |
| 89 | 324-22 | 155.324.070.D | Bicycle Parking - Number of Spaces | Revise bicycle parking calculation rules to increase the minimum to two spaces, remove the project-wide 15-space maximum, clarify application of Building Code requirements, and apply existing vehicle parking interpretation rules to bicycle parking | <p>Paragraph [a] increases the minimum bicycle parking requirement from one space to two spaces, except where the table explicitly states that no parking is required (the 2 space minimum is consistent with the 2025 Building Code). In addition, the existing cap of 15 bicycle spaces required per project has been removed, as it was not appropriate for larger developments.</p> <p>Because the Building Code now includes bicycle parking requirements, paragraph (b) clarifies that where there is a discrepancy between zoning and building code standards, the requirement resulting in the greater number of bicycle parking spaces applies.</p> <p>Paragraph (c) applies the existing vehicle parking interpretation provisions to bicycle parking, providing clear rules for calculations, unlisted uses, mixed-use projects, and accessory uses. Together, these changes improve clarity, consistency, and administrability of the bicycle parking standards.</p> |

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|------------------|----------------|---------------|--|--|---|
| Article 3 | | | | | |
| 90 | 324-22, 324-23 | 155.324.070.E | Bicycle Parking - Reductions and Alternatives to Bicycle Parking | <p>Clarify how bicycle parking reductions are calculated; add reductions for in-lieu fees, shared parking, and off-site parking; and refine Administrative Adjustment findings to rely on operational characteristics rather than generalized anticipated demand</p> | <p>The revised provisions expand the circumstances under which bicycle parking requirements may be reduced, using the City’s existing vehicle parking reduction framework to allow in-lieu fees, shared parking, and off-site parking, while applying bicycle-specific locational standards. Because multiple reduction types are now allowed, the update also clarifies that reductions may be combined and establishes how combined reductions are calculated.</p> <p>The Administrative Adjustment to deviate from required bicycle parking is retained because bicycle parking demand is difficult to precisely predict through standardized ratios, which are necessarily generalized and informed by peer jurisdictions rather than project-specific visitor or employee counts. The update revises the Administrative Adjustment findings to require reductions to be supported by operational characteristics unique to the proposed use (such as the use requiring fewer employees per square foot of floor area than what is typical for the applicable use category), rather than generalized claims about a lack of current bicycle demand. An explicit statement of intent is added clarifying that bicycle parking requirements are intended not only to meet existing demand, but to support long-term mode shift and transportation choice, consistent with the Regional Climate Action Plan and 2040 General Plan.</p> |
| 91 | 324-23, 324-24 | 155.324.070.F | Bicycle Parking - General Bicycle Parking Standards (new division) | <p>Create a new “General Bicycle Parking Standards” division applicable to both short- and long-term bicycle parking and relocate shared standards for parking space dimensions and rack design into this new division</p> | <p>The parking dimension and rack design standards apply equally to short- and long-term parking but were previously each in their own divisions. Creating a general standards division improves code organization, making requirements easier to find and correctly apply. The parking dimension standards are modified (see next row for explanation), while the rack design standards remain unchanged.</p> |

2026 Inland Zoning Code Update: Article 3 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------------|------------------------------|--|---|---|
| Article 3 | | | | | |
| 92 | 324-23, 324-24 | 155.324.070.F.2 | Bicycle Parking - General Bicycle Parking Standards (Parking Space Dimensions) | Clarify and update bicycle parking space, aisle, and clearance dimensional standards; add illustrative figure; require a minimum number of horizontal spaces; and add cargo/e-bike space requirements | The existing dimensional standards were difficult to interpret and apply by both applicants and staff, resulting in plan review issues. The update largely retains existing minimum dimensions, but acknowledges that parking space envelopes can overlap and clarifies whether measurements for drive aisles and clearances are taken from the parking space envelope or from the bicycle rack itself. A figure is added to visually illustrate these requirements and improve consistent application. The revised standards continue to allow vertical bicycle parking configurations, but require that at least 10 percent of required spaces, and not less than one space, be provided in a horizontal configuration to ensure usability for riders who cannot lift bicycles into vertical racks. In addition, a new requirement provides that when 10 or more bicycle parking spaces are required, at least 20 percent be sized to accommodate cargo bicycles and electric bicycles, which require larger parking envelopes and are increasingly used for daily transportation. These refinements improve clarity, accessibility, and functionality of bicycle parking while maintaining the intent of the existing standards. |
| 93 | 324-24, 324-25 | 155.324.070.F.4, 5, 6, and 7 | Bicycle Parking - General Bicycle Parking Standards (Protection, Surfacing, Lighting, and Maintenance) | Relocate surfacing and protection standards from the Short-Term Bicycle Parking Standards division into the new General Bicycle Parking Standards division; update surfacing standards; and add lighting and maintenance requirements | Standards for surfacing and protection that previously applied only to short-term bicycle parking are relocated and expanded to also apply to long-term bicycle parking, addressing situations where long-term bicycle parking is proposed outdoors and may otherwise lack appropriate surfacing or protection from automobile encroachment. Surfacing standards are updated to reference the vehicle parking surfacing provisions, to allow for alternative materials such as permeable paving where appropriate. In addition, new lighting standards are added for bicycle parking areas with six or more spaces to improve visibility and safety, paralleling existing vehicle parking lot lighting requirements. A new maintenance standard is also added to require bicycle parking facilities to remain in good repair, free of obstructions, and accessible for their intended use, aligning bicycle parking expectations with existing vehicle parking maintenance requirements and reinforcing long-term usability. |

2026 Inland Zoning Code Update: Article 3 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------------|-----------------------------|--|--|--|
| Article 3 | | | | | |
| 94 | 324-25 | 155.324.070.G | Bicycle Parking - Short-Term Bicycle Parking Standards | Add an Administrative Adjustment to allow short-term bicycle parking within the adjacent public right-of-way, subject to specific findings and approval through the encroachment permit process | Short-term bicycle parking has occasionally been accommodated in the public right-of-way where on-site placement is infeasible and sidewalk widths and context allow, particularly in built-out areas of Downtown and Old Town with 12-ft-wide sidewalks. Codifying this option provides clarity and predictability for applicants and staff while establishing clear criteria to ensure right-of-way bicycle parking does not create conflicts with access, safety, visibility, or maintenance. Requiring City Engineer or Caltrans approval as applicable through the encroachment process and ongoing applicant maintenance ensures appropriate oversight and long-term functionality. |
| 95 | 324-26 | 155.324.070.H | Bicycle Parking - Long-Term Bicycle Parking Standards | Reorganize long-term bicycle parking standards; add a stair-free access requirement and an e-bike readiness requirement; clarify and expand acceptable security configurations; and limit visibility-based security (as an alternative to locking) to indoor parking locations | The long-term bicycle parking standards are reorganized to consolidate overlapping location and security requirements. A new requirement is added to ensure long-term bicycle parking is located on the same level as the main floor or is accessible by ramp or elevator (i.e., no stairs), improving usability for a wider range of users. In addition, a new e-bike readiness requirement is added for larger long-term bicycle parking areas (requiring electrical rough-in capacity for future e-bike charging), to respond to the increasing use of electric bicycles. The update also clarifies and expands the list of acceptable secure parking configurations and retains visibility-based security as an alternative, while adding specification that this option is appropriate only for indoor settings. Existing language prohibiting bicycle parking within dwelling-unit spaces intended for other primary functions is relocated from the bicycle parking definitions (Division C) into the long-term bicycle parking standards, where siting requirements are addressed. |
| 96 | 324-27, 324-28 | 155.324.080.A, Figure 324-8 | Parking Lot Landscaping | Update the parking lot landscaping figure to remove the perimeter wall requirement and correct a typo | The reason for removing the perimeter wall requirement is discussed under Article 3, #84 above. The typo was under G (now F) - "without" was spelled "wirhout." |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------------|---------------|---|---|---|
| Article 3 | | | | | |
| 97 | 324-29, 324-30 | 155.324.080.D | Parking Lot Landscaping - Perimeter Parking Lot Landscaping | Expand perimeter parking lot landscaping requirements to apply to all public-facing (vs. just street-facing) parking areas and remove reference to the perimeter wall requirement | The perimeter landscaping requirement is expanded from street-facing parking areas to all public-facing parking areas (public-facing is newly defined in 155.508), to ensure parking lots are visually buffered not only from public streets but also from adjacent public paths, parks, plazas, and similar public spaces. This change better reflects the City's pedestrian-oriented and public-realm design goals. References to the perimeter wall requirement are removed to align with the removal of that standard, as discussed under Article 3, #84 above. |
| 98 | 344-1 to 344-8 | 155.344 | Density Bonus | Changes are described below | The proposed change clarifies that density bonus entitlements are not discretionary approvals under State law and that review authority is determined by whether the housing project requires any separate discretionary permit, consistent with 155.344 (Density Bonus). |
| 99 | 344-1 | 155.344.010 | Background and Purpose | Add a summary of State Density Bonus Law | The current section does not clearly explain that the Density Bonus is a state-mandated incentive program in which qualifying affordable, specialized, or senior housing projects may receive deviations from local development standards in exchange for providing deed-restricted housing units. Adding a brief summary at the beginning provides essential context for readers who are not already familiar with Density Bonus Law. |

2026 Inland Zoning Code Update: Article 3 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------|-------------|------------------------|---|---|
| Article 3 | | | | | |
| 100 | 344-1 | 155.344.010 | Background and Purpose | Revise the purpose statement in Division B to clarify that the City's Density Bonus ordinance is limited to local procedures for processing applications, with all substantive standards governed directly by State Density Bonus Law | State Density Bonus Law is highly detailed and frequently amended, and the City intends to apply the law exactly as written, without local modification. While adopting it by reference—similar to the State Building Code—would be preferable, Government Code 65915(a) requires cities to adopt an ordinance specifying how compliance with the State law will be implemented. To meet this mandate without continually amending the Municipal Code as State law changes, the Density Bonus section is being revised to focus on local procedures, limiting content on substantive requirements governed directly by State law. The amended purpose statement makes this framework explicit for readers by clarifying that State law establishes the substantive standards and the City's ordinance explains how the City will implement them, as required by 65915(a). |
| 101 | 344-1 | 155.344.020 | Definitions | Add a definition for "Other Regulatory Incentives" in the Definitions subsection | Throughout the Density Bonus section, "other regulatory incentives" is used as shorthand for the additional benefits available under State Density Bonus Law beyond the density bonus itself, including reduced parking ratios, incentives and concessions, and waivers and reductions of development standards. Defining "Other Regulatory Incentives" allows the code to use a single term instead of listing all of these items each time, making the section more concise and readable. |

2026 Inland Zoning Code Update: Article 3 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------------|-------------|-------------------------------|---|---|
| Article 3 | | | | | |
| 102 | 344-2 | 155.344.030 | Applicability | Remove two unnecessary references to State Density Bonus Law; add land donation and childcare facilities to the list of eligibility criteria for receiving a density bonus and other regulatory incentives; and replace "homeless person" with "person experiencing homelessness" | Because the definitions subsection already states that terms in this section are defined by State Density Bonus Law, references such as "as defined by State Density Bonus Law" are redundant and unnecessary. The list of qualifying circumstances for Density Bonus approvals is being updated to include land donations and childcare facilities, which are now expressly covered in State Density Bonus Law. Finally, the terminology "person experiencing homelessness" replaces "homeless person" to align with the City's DEI initiative and associated language guidelines. |
| 103 | 344-2 to 344-4 | 155.344.040 | Application Filing and Review | Rename the subsection from "Application Requirements" to "Application Filing and Review;" and replace the detailed list of application submittal requirements with information on application filing and review, including reference to 155.408 (Permit Procedures) | The current subsection reproduces a lengthy checklist of documentation already required by State Density Bonus Law. The current list also directs applicants to prove that requested incentives will result in actual, identifiable cost reductions. However, the 2021 appellate decision in <i>Schreiber v. City of Los Angeles</i> clarified that local governments may not require applicants to submit pro formas or similar financial analyses to justify incentives or concessions; State law places the burden on the City, not the applicant, to overcome the presumption that requested incentives reduce costs. Finally, as best practice, the City's Inland Zoning Code largely avoids embedding fixed lists of application requirements; this allows application forms and checklists to be updated administratively as City and State laws evolve. Replacing the list with a procedural subsection ensures compliance with Government Code 65915(a) and minimizes the need for frequent code amendments. |

2026 Inland Zoning Code Update: Article 3 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------|-------------|-------------------|---|--|
| Article 3 | | | | | |
| 104 | 344-4 | 155.344.050 | General Provision | Rename the subsection from "Bonus and Incentive Calculation" to "General Provisions"; reorganize the current content under three division titles; and add a new clarification that once a project qualifies for a density bonus, it is entitled to request other regulatory incentives even if it does not increase density | All prior substantive rules are preserved, but the subsection is restructured to make it clearer and easier to follow. The added clarification regarding eligibility for other regulatory incentives reflects State Density Bonus Law, which allows qualifying projects to request incentives and concessions regardless of whether the applicant chooses to utilize the density increase. |

2026 Inland Zoning Code Update: Article 3 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------------|-----------------------------|---|---|--|
| Article 3 | | | | | |
| 105 | 344-5 to 344-7 | 155.344.070; 155.344.080 | Findings for Approval; Limited Basis for Denial | <p>Revise the “Findings for Approval” subsection to focus only on the minimal determinations the City must affirmatively make to approve a Density Bonus application; and add a new “Limited Basis for Denial” subsection that consolidates all legally permissible bases for denying an incentive, concession, waiver, or reduction of development standards</p> | <p>Several findings currently listed as approval requirements actually operate as statutory bases for denial under State Density Bonus Law and apply only when the City intends to deny a requested incentive, concession, waiver, or reduction (contrary to law, specific adverse impacts, or no cost reduction for incentives/concessions). Relocating these provisions to a dedicated Limited Basis for Denial subsection aligns the ordinance with State law and avoids implying that applicants must affirmatively prove these findings to receive approval. Refocusing the Findings for Approval subsection ensures it contains only the objective determinations the City must verify for any density bonus application approval (minimum project size, eligibility for the requested incentives, and compliance with required replacement-unit provisions). Together, these changes improve clarity, ensure legal compliance, and streamline the approval process.</p> |

2026 Inland Zoning Code Update: Article 3 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------|-------------|-----------------------|--|---|
| Article 3 | | | | | |
| 106 | 344-7 | 155.344.090 | Regulatory Agreements | Add a new subsection establishing the process and requirements to ensure projects continue to meet the affordability and other qualifying commitments under which the density bonus and other regulatory incentives were granted | State Density Bonus Law requires long-term enforceability of affordability and other qualifying commitments (e.g., land donation, childcare facilities) in exchange for deviations from local design and development standards. The current ordinance does not mention that these obligations must be formalized and maintained over time or how that will be accomplished through the City's process. Adding a new Regulatory Agreements subsection fills this gap by requiring property owners to enter into a City-approved, recorded agreement that is binding on all successors and executed before final map approval or building permit issuance. The subsection also incorporates State law's minimum 55-year affordability term for rental projects. |
| 107 | 344-7 | 155.344.100 | Interpretation | Add a new division clarifying that local code deviations allowed under State Density Bonus law do not trigger General Plan or Zoning Code Amendments or other discretionary approval | This added statement is directly from State Density Bonus Law. Adding this language to the City's ordinance clarifies this statutory rule for applicants, staff, and decision-makers. This clarification is important because the rule is counterintuitive - planning practice is grounded in ensuring consistency with the General Plan, and exceeding a General Plan density maximum would normally require a legislative amendment. State Density Bonus Law creates a statutory override: if a project qualifies, the City must allow these deviations, and they are not treated as inconsistencies that trigger amendments or discretionary processes. |

2026 Inland Zoning Code Update: Article 3 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|-----|----------|---------|---------------------------------------|--|--|
| 108 | 348 | 155.348 | Wireless Telecommunication Facilities | Add a new section 155.348 replacing Chapter 159 of the Eureka Municipal Code with new wireless telecommunication facility standards (A full crosswalk of changes is included as a separate document) | <p>Article 3</p> <p>Chapter 159 was last comprehensively updated in 2010 and reflects a tower-centric regulatory approach oriented toward macro facilities. The proposed adoption of 155.348 modernizes the City’s wireless regulations by shifting to a facility-type-based framework that distinguishes freestanding, structure-mounted, and small cell facilities; recognizes collocation and modification as the norm; and aligns standards with how wireless infrastructure is deployed today, consistent with current federal law and Chapter 155 style.</p> <p>While the framework are substantially updated, core policy objectives are retained or refined, including discouraging siting near residential areas and historic resources (now including individually listed historic properties), emphasizing concealment and visual compatibility, promoting collocation to limit tower proliferation, requiring landscaped buffers near sensitive uses, maintaining neighborhood outreach for discretionary projects, and expanding noticing for taller facilities.</p> <p>Key changes include removing the standalone Design Review requirement (while retaining discretionary review through the Use Permit process), and prioritizing architectural integration over novelty concealment approaches that have proven more visually conspicuous. These updates are consistent with the 2040 General Plan Telecommunications Goal U-6 and associated Policies U-6.1 (Access), U-6.2 (Service Equity), U-6.3 (New Development), and U-6.4 (Co-location) by modernizing regulations to support reliable wireless service while minimizing visua impacts.</p> |

2026 Inland Zoning Code Update: Article 4 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|---|-----------------|-----------------------------|--------------------------------------|--|---|
| 1 | 404-2, 404-3 | 155.404.030, Table 404-1 | Review and Decision-Making Authority | <p>Article 4</p> <p>Move "Design Review" from "Other Permits and Approvals" to "Flexibility and Relief" and rename "Discretionary Design Review"</p> | <p>This change relocates and renames Discretionary Design Review to reflect its revised role under the proposed code update. Under the existing code, many projects in residential and mixed-use zoning districts are subject to two parallel review tracks—ministerial staff review for compliance with detailed objective zoning and design standards, and discretionary design review at a noticed public hearing based on separate subjective criteria—which is time- and cost-intensive for both applicants and the City, produces unpredictable outcomes, and limits post-hearing design flexibility. Recent State housing law has further constrained local discretion by requiring ministerial approval of housing projects that comply with adopted objective standards and prohibiting denial or density reduction based on subjective criteria, making discretionary hearings an unreliable and sometimes legally inapplicable tool.</p> <p>Under the proposed code update, discretionary design review would no longer be required and would instead function as an optional process for applicants seeking deviations from the objective design standards in Section 155.312. This change advances the 2040 General Plan by streamlining development review, improving permitting predictability and flexibility, and removing regulatory barriers to infill development, housing production, and reinvestment in vacant or underutilized sites, consistent with Policies LU-2.12 (Building Intensity), H-2.4 (Maximum Density Infill), LU-1.6 (Flexible Zoning), LU-1.21 (Remove Obstacles), LU-6.1 (Development Regulations and Standards), LU-6.9 (Streamlined Permitting), H-1.1 (Flexible and Accommodating Regulations), H-1.2 (Customer Service Standards), E-1.1 (Business Friendly Environment), and E-1.2 (Predictability and Engagement).</p> |

2026 Inland Zoning Code Update: Article 4 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------|--------------------------|--------------------------------------|---|---|
| Article 4 | | | | | |
| 2 | 404-2 | 155.404.030, Table 404-1 | Review and Decision-Making Authority | Remove the distinction between “ministerial” and “discretionary” density bonus approvals and replace with a single density bonus entry, with review authority tied to whether the project includes any other discretionary permit | The proposed change clarifies that density bonus entitlements are not discretionary approvals under State law and that review authority is determined by whether the housing project requires any separate discretionary permit, consistent with 155.344 (Density Bonus). This change supports compliance with State housing law and implementation of State Density Bonus Law, consistent with General Plan Policy H-2.13 (Density Bonus Laws) and Housing Element Implementation Measure H-33 (Verify Consistency with State Housing Laws). |
| 3 | 404-3 | 155.404.030, Table 404-1 | Review and Decision-Making Authority | Remove the "Home Occupation Approval" table entry | Currently, establishing a home occupation requires both a Business License and a separate Home Occupation Permit, each with its own fee and duplicative OpenGov application. Because the Planning Team already reviews Business License applications and can conduct the necessary Zoning Clearance at that stage, the standalone Home Occupation Permit is unnecessary and proposed for removal from the code, as explained further under Article 3, #3 above. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------|--------------------------|---|---|--|
| Article 4 | | | | | |
| 4 | 404-3 | 155.404.030, Table 404-1 | Review and Decision-Making Authority | Modify Footnote [2] to clarify that, for ministerial permits and approvals, the Director may refer matters of code interpretation to the Planning Commission for review and final determination | As the Zoning Code shifts toward more detailed, objective standards and expanded ministerial review, code interpretation issues become more common. This change clarifies an existing authority in 155.108.030 (Official Interpretations) allowing the Director to voluntarily elevate interpretation questions and disputes directly to the Planning Commission, without requiring denial of a ministerial permit and subsequent appeal. This furthers 2040 General Plan policies that promote regulatory flexibility and efficiency, including Policy E-1.1 (Business-Friendly Environment) and Policy H-1.1 (Flexible and Accommodating Regulations). |
| 5 | 408-3 | 155.408.040.E | Application Review - Submittal and Additional Information | Clarify that when an application is resubmitted following a notice of incompleteness, the Department's subsequent completeness review is limited to items identified in the prior notice | This change implements a requirement of State ADU law and applies it to all permit applications as a best-practice customer service standard. In the absence of clear procedural limits, applicants can experience a "moving target" completeness process, where new deficiencies are identified with their application after resubmittal despite full correction of the issues raised in the initial notice of incompleteness, undermining transparency and efficient permit processing. Limiting subsequent completeness reviews to previously identified items improves predictability, reduces unnecessary delays, and supports the 2040 General Plan policies emphasizing clear development regulations and streamlined permitting, including Policies E-1.1 (Business Friendly Environment), E-1.9 (Support Local Business Organizations), E-1.2 (Predictability and Engagement), H-1.2 (Customer Service Standards), and LU-6.9 (Streamlined Permitting). |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|-----------------|------------------|--|---|---|
| Article 4 | | | | | |
| 6 | 408-5, 408-6 | 155.408.080.A; C | General; Method of Notice Distribution | Relocate public notice timing provisions from Division C to Division A and update the notice period to require at least 20 days' notice when a proposed zoning ordinance or amendment affects permitted uses of real property | Reason for relocation: Public notice timing provisions are general procedural requirements (addressed in Division A) and are not specific to the method of notice distribution addressed in Division C. Reason for 20-day notice addition: This extended 20-day notice provision is required by a recent amendment to CA Govt. Code 65854 under AB 2904 (2024). |

2026 Inland Zoning Code Update: Article 4 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|-------------------|------------------------------|------------------------------------|--|--|
| Article 4 | | | | | |
| 7 | 408-9, 408-10 | 155.408.120 (new subsection) | Neighborhood Information Meeting | Add a new Neighborhood Information Meeting requirement for certain large, ministerial development projects in or abutting residential and mixed-use zoning districts | Design review hearings are limited to aesthetic issues, occur after projects are fully designed, and can create expectations of City discretion that no longer exist under State housing law. These factors have led to frustration among neighbors and are a primary driver of the proposed removal of discretionary design review and its replacement with strengthened objective design standards. Replacing the design review hearing with a neighborhood information meeting requirement shifts notice and dialogue to an earlier, pre-application stage, when project concepts are more flexible and better able to respond to feedback. Unlike design review hearings, the neighborhood information meeting is not limited to aesthetic considerations and instead provides a forum for broader discussion directly between neighbors and the applicant. The requirement for mailed and posted notice ensures transparency and early awareness of larger projects, while avoiding the confusion and unmet expectations that can arise from public hearings where the City lacks legal authority to deny or reduce housing projects that comply with objective standards. By promoting early, meaningful dialogue and clearer public understanding of the City's role, this approach improves community engagement and participation in the development process, consistent with General Plan Goal LU-8. |
| 8 | 412-2 to 412-3 | 155.412.030, Table 412-1 | Allowed Administrative Adjustments | Update Table 155.412 (Allowed Administrative Adjustments) to align with proposed code updates | References in Table 155.408 are proposed for update to reflect renumbered, retitled, and new Administrative Adjustment provisions proposed in Articles 2 and 3. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------------|-------------|-----------------------------|--|--|
| Article 4 | | | | | |
| 9 | 412-4 to 412-8 | 155.412.040 | Discretionary Design Review | Update Design Review procedures in 155.412 to reflect Design Review as an optional, discretionary process for projects requesting deviations from the objective Building Design Standards in 155.312, including a new purpose statement and required findings for approval | Currently, EMC 155.412.040 requires discretionary Design Review at a noticed public hearing for a variety of projects, with approval based on consistency with seven subjective design review criteria. As proposed to be updated, 155.412.040 would instead frame discretionary Design Review as an optional process available to applicants requesting deviation from one or more of the objective Building Design Standards in 155.312. Under the proposed update, approval would be based on whether: (1) the requested deviation is necessary due to unique site conditions and/or to achieve a superior project design; and (2) the project meets the applicable intent statement(s) in 155.312 for the standard from which the deviation is requested. The intent statements included at the beginning of the building massing, building entry, and façade and roof design subsections in 155.312 would serve as the standard of review for evaluating requested deviations. See further explanation and General Plan consistency findings above under Article 4, #1. |
| 10 | 412-9 | 155.412.050 | Home Occupation Approvals | Update the reference | 155.304.070.B is proposed to be renamed from "Permits Required" to "City Approvals" to reflect the fact that a separate Home Occupation Permit is no longer required (see explanation under Article 3, #3). The reference in 155.412 must be updated accordingly for internal consistency. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|----|-----------------|---------------|--|--|--|
| 11 | 412-9 to 412-11 | 155.412.060.E | Infill Incentive Permits - Required Benefits | <p>Update the list of eligible community benefits for the Infill Incentive Permit, including revisions to the architectural features and electric vehicle charging benefits, and the addition of new benefits related to all-electric construction, enhanced bicycle parking, end-of-trip bicycle facilities, and shared driveways</p> | <p>The Infill Incentive Permit allows limited flexibility from development standards in exchange for public benefits that exceed basic code requirements. The proposed update revises and expands the list of eligible benefits, including updating the architectural features benefit to align with the revised Building Design Standards and strengthening the electric vehicle charging benefit to reflect a higher bar set by the 2025 Building Code. New benefits are added to encourage all-electric buildings, more and better bicycle parking and amenities such as workplace showers, and shared vehicle access that reduces curb cuts and associated conflicts between cars and pedestrians. These updates support the General Plan and the Regional Climate Action Plan by promoting active transportation, reducing greenhouse gas emissions, and improving street safety.</p> |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------|---------------|---|--|---|
| Article 4 | | | | | |
| 12 | 412-13 | 155.412.060.G | Infill Incentive Permits - Increased Density Requirements | Revise the Increased Density eligibility criteria for the Infill Incentive Permit to replace a reference to the Neighborhood Market Overlay with a reference to permitted neighborhood-serving commercial uses under 155.204.050 | The Neighborhood Market Overlay is proposed for removal as part of the Zoning Code update (see explanation under Article 2, #10), so reference to the overlay must be removed from this section to ensure internal consistency. The revision preserves the original policy intent of encouraging higher-density residential development on sites that support neighborhood-serving commercial activity, such as apartments above a corner market. |
| 13 | 412-18 | 155.412.130 | Vacation Rental Approvals | Update the reference | 155.304.150.F is proposed to be renamed from "Permits Required" to "City Approvals" to reflect the fact that a separate Vacation Rental Permit is no longer required (see explanation under Article 3, #13). The reference in 155.412 must be updated accordingly for internal consistency. |
| 14 | 412-18 | 144.412.140.B | Variances - When Allowed | Change "Part 2" to "Article 2" | The Zoning Code is organized into articles, not parts, so the reference is updated to correctly refer to Article 2. |
| 15 | 412-19 | 144.412.140.H | Variances - Findings for Approval | Change "property" to "properties" (singular to plural) in Findings 2 and 3 | Findings 2 and 3 are updated so that all four Variance findings consistently refer to "properties in the vicinity". This is a non-substantive wording change made for clarity and internal consistency. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|---------------------------|---------------------------------------|--|--|--|
| Article 4 | | | | | |
| 16 | 416-2, 416-3, 420-2 | 155.416.030.A, B, G; 155.420.030.B | Filing and Processing Appeals - Eligibility, Timing of Appeal, Effective Date of Appeal Decision; Effective Date of Decision - Other Decisions | Add a new Calculation of Time provision clarifying that appeal deadlines falling on a weekend or City-recognized holiday are extended to the next business day, and make conforming amendments to related appeal and effective-date provisions | The Inland Zoning Code previously specified appeal periods in calendar days but did not address situations where the final day falls on a day when City Hall is closed. Without this clarification, an appeal period could expire on a day when the public has no ability to file an appeal in person. The new Calculation of Time provision establishes a clear and uniform rule extending deadlines to the next business day, and conforming amendments to 155.416 and 155.420 ensure internal code consistency. |
| 17 | 420-2 to 420-6 | New 155.420.050 | Building Permit Application | Add a new 155.420.050 to clarify any necessary discretionary permits for a project must be granted and effective before a Building Permit application is accepted or deemed complete | With increasing emphasis under State law on Building Permit processing timelines, this change clarifies the distinction between applications that are under City staff review and subject to statutory timeframes and those that cannot yet be deemed complete because required discretionary approvals (such as requests for deviations from Zoning Code standards through Discretionary Design Review) have not been obtained. Renumbering and reference updates are included as nonsubstantive cleanup. |

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| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|-----------------------|---------------------------------|---|--|--|
| Article 4 | | | | | |
| 18 | 424-2 to 424-4; 424-9 | 155.424.030.B, C; 155.424.050.D | Nonconforming Site Features - Required Compliance, Project Valuation Trigger; Nonconforming Signs - Required Compliance | Add Table 424-1 to display the annually adjusted project valuation threshold that triggers required upgrades to nonconforming site features and signs, and add references to the table in the nonconforming site feature and signs subsections | Although the Zoning Code already provides for an annual three percent adjustment to the project valuation threshold, the adjusted amounts were not previously stated in the code and required independent calculation. Table 424-1 lists the pre-calculated, rounded thresholds for each year. This is a nonsubstantive change intended solely to improve clarity and ease of administration. |
| 19 | 424-2 | 155.424.030.B.1 | Nonconforming Site Features - Required Compliance - Landscaping | Add clarification how existing landscaping is treated when landscaping upgrades are required | This update codifies an existing rule-of-thumb used by City staff in interpreting and applying landscaping upgrade requirements, making the standard more transparent, predictable, and legally defensible. The amendment clarifies that invasive plant species must be removed to comply with 155.328.050.A.3, while allowing retention of other healthy, non-invasive vegetation that does not meet current landscaping composition standards. For example, 155.328.050.B.2 specifies required landscaping must consist of at least 75% native plants; applying this standard retroactively to existing landscaping would often necessitate removal of healthy, established vegetation, resulting in greater site disturbance with limited environmental benefit. Accordingly, the 75% native plant requirement is applied only to required new and replacement landscaping. |

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|------------------|-----------------|-----------------|---|--|---|
| Article 4 | | | | | |
| 20 | 424-2, 424-3 | 155.424.030.B.2 | Nonconforming Site Features - Required Compliance - Parking Lot Landscaping | Replace the general "to the extent possible" standard for parking lot landscaping upgrades with specific, objective criteria that clarify when parking spaces must be removed or resized to accommodate required landscaping | The existing standard requires parking lot landscaping upgrades only "to the extent possible given the configuration of existing development and physical site constraints," which has relied on staff interpretation and case-by-case judgment. Since the 2019 comprehensive Zoning Code update substantially increased parking lot landscaping requirements, most existing parking lots are now nonconforming and frequently trigger upgrade obligations when development approvals are required. In practice, this has led to recurring disagreements regarding the extent to which existing parking configurations must be modified to accommodate additional landscaping. This update adds clear, objective criteria for when parking spaces must be retained, removed, or resized to provide required landscaping, to improve transparency, consistency, and legal defensibility. |
| 21 | 424-3 | 155.424.030.B.3 | Nonconforming Site Features - Required Compliance - Parking Lot Paving/Striping | Add clarification when parking lot striping upgrades are required | This update clarifies that, at a minimum, restriping is required when striping is missing or no longer legible, and that striping "as required by City specifications" means compliance with the minimum parking space dimensions in 155.324.060.F. These clarifications respond to ambiguity in the existing language, which has led to disputes over whether striping upgrades are required at all. |

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| Article 4 | | | | | |
| 22 | 424-3 | 155.424.030.B | Nonconforming Site Features - Required Compliance - Parking Lot Screening, Mechanical Equipment, Wireless Facility Landscaping (new paragraphs) | Add 1) parking lot screening from residential districts/uses (155.324.060.L), 2) mechanical equipment screening (155.308.080), and 3) wireless facility landscaping (155.348.050.O.5) to the list of nonconforming site features that must be upgraded when triggered by a qualifying project | The code update proposes to add and modify various design-related, site-feature standards, which prompted a review of which site feature standards are appropriately included in the list of required upgrades. Required screening between parking lots and residential uses/districts, screening of rooftop and ground-mounted mechanical equipment, and landscaping for freestanding wireless facilities are proposed to be added to the list because they are typically feasible to add after initial development (generally without requiring substantial site reconfiguration or structural modification) and because such upgrades provide meaningful visual and neighborhood compatibility benefits. |

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| Article 4 | | | | | |
| 23 | 424-4 | 155.424.030.D | Nonconforming Site Features - Minimum Site Upgrade Investments (new division) | Establishes a minimum investment threshold for required nonconforming site upgrades based on project valuation, allowing upgrades to stop once the threshold is met | This provision is added to ensure that nonconforming site feature upgrade obligations remain proportionate to the scale of the project. The minimum investment framework provides a clear, objective stopping point while still ensuring a meaningful level of site improvement. When the total cost of all required upgrades would exceed 10 percent of the Building Permit project valuation, the applicant is given the choice of which required upgrades to complete, provided they submit documentation demonstrating that the 10-percent minimum investment threshold has been met. The minimum investment threshold applies only to upgrades triggered by Building Permit valuation and does not apply when upgrades are triggered by a Use Permit, where a clear project valuation may not exist. Nonconforming sign upgrades are also excluded from the minimum investment threshold because sign compliance typically involves sign replacement or removal rather than physical site improvements. Allowing sign upgrade costs to count toward the threshold could incentivize sign replacement in lieu of other required site upgrades with greater public benefits. |
| 24 | 424-5 | 155.424.030.E | Nonconforming Site Features - Exceptions | Creates a new exemption from the nonconforming site feature upgrade trigger for disaster-related repair and reconstruction | This exemption allows timely rebuilding after fire or natural disaster without triggering unrelated site improvements, while remaining narrowly limited to reconstruction of the pre-damage condition within the established two-year timeframe. Requiring site upgrades in these circumstances can create significant financial and timing barriers to recovery. |

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| Article 4 | | | | | |
| 25 | 424-5; 424-8 | 155.424.030.E; 15.424.040.E | Nonconforming Site Features - Exceptions; Nonconforming Buildings - Demolition and Reconstruction | Add cross-reference to the new 75 percent redevelopment trigger for compliance with specified parking design and development standards (155.324.060) and large site development standards (155.314) in both the nonconforming site feature and nonconforming building provisions, and removes the requirement that relocated nonconforming buildings fully conform to current zoning standards | Parking placement, access, and large site development standards regulate site layout but may indirectly require building relocation, and their applicability is triggered by building redevelopment (replacement of 75 percent or more of existing floor area). Referencing the 75 percent trigger in both the nonconforming site feature and nonconforming building demolition and reconstruction provisions clarifies when these upgrades are required and ensures internal consistency within the nonconformities framework. Removing the conformity requirement for relocated nonconforming buildings avoids discouraging building relocation that can improve site layout, such as by moving the building closer to the public frontage, in front of surface parking. |

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| Article 4 | | | | | |
| 26 | 424-6 | 155.424.040.B | Nonconforming Buildings - Permitted Modifications | Clarify that additions to legally established buildings that do not meet a minimum story requirement are not considered an increase in nonconformity | Several mixed-use zoning districts require a minimum two-story building height to implement the 2040 General Plan's policies promoting high-density, compact infill development [e.g., Policies LU-1.2 (Compact Form), LU-1.3 (Beneficial Development), M-1.6 (Dense Development), U-5.2 (Energy Conserving Land Use Practices), LU-6.1 (Development Regulations and Standards), LU-6.2 (Infill First), H-1.10 (Building Heights and Floor Area Ratios), and H-2.4 (Maximum Density Infill)]. However, prohibiting additions to existing single-story buildings solely because they do not meet the minimum story requirement could discourage reinvestment, building reuse, and phased redevelopment, contrary to the General Plan policies cited above and others that support reinvestment in and improvement of existing buildings and commercial areas [e.g., Policies LU-3.2 (Reinvestment) and LU-1.9 (Existing Buildings and Sites)]. This clarification supports incremental intensification and reinvestment consistent with the General Plan while preserving the City's ability to require full compliance with other development standards at the point of substantial redevelopment. |
| 27 | 424-8 | 155.424.040.E | Nonconforming Buildings - Demolition and Reconstruction | Removes the discretionary design review requirement for reconstruction of nonconforming buildings and updates cross-references to objective design standards | The existing nonconformities provisions require discretionary design review for reconstruction of nonconforming buildings by referencing design review procedures proposed for deletion as part of this code update. Removing this requirement maintains internal consistency with the elimination of discretionary design review elsewhere in the code. Reconstructed buildings remain subject to compliance with applicable objective design standards, which are proposed to be strengthened as part of this code update. Cross-references are updated to reflect the relocation of pedestrian-focused frontage transparency and ceiling height standards into 155.312 (Building Design Standards) and the addition of single-family transition standards in 155.308.100. |

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| Article 4 | | | | | |
| 28 | 424-10 | 155.424.060.E | Nonconforming Uses - Expiration of Legal Nonconforming Status | <p>Extends the expiration period for legal nonconforming uses from six months to twelve months and authorizes the Director to grant a one-time extension of up to two years where the property owner demonstrates active marketing to continue the nonconforming use</p> | <p>The existing six-month vacancy period may be insufficient under current market conditions and can unintentionally result in prolonged vacancies or loss of otherwise viable uses. Extending the vacancy period supports continued use and reinvestment, consistent with General Plan policies promoting investment in existing buildings and use of vacant and underutilized space [e.g., Policies LU-1.3 (Beneficial Development), LU-1.9 (Existing Buildings and Sites), and LU-3.2 (Reinvestment)], while maintaining a clear outer limit on vacancy duration.</p> |

2026 Inland Zoning Code Update: Article 5 Change Summary

| # | Doc Page | Section | Section Title | Proposed Change | Reason |
|------------------|----------------------------|--|--|---|---|
| Article 5 | | | | | |
| 1 | 504-1; 504-16 | 155.504.030.1; 155.504.040.A.1 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Update the Accessory Dwelling Unit (ADU) use classification to: (1) clarify that an ADU is only allowed in conjunction with one or more primary residences; (2) fix the wording so that ADUs may accompany both existing and <i>proposed</i> multi-family dwellings; and (3) update the CA Government Code citation for Junior ADUs | Adding an explicit statement in the first sentence that ADUs must be accessory to one or more primary residences is intended to address a recurring misunderstanding among applicants. The other changes bring the City's use classification description into alignment with current State ADU law content and numeration. |
| 2 | 504-3, 504-7; 504-27 | 155.504.030.18, .36; 155.504.040.F.1, F.4 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | (1) Move the examples "public recreational facilities, community centers, public meeting spaces, and civic auditoriums" from the Government Facilities use classification to the Civic Institution use classification; (2) add "transit centers" and (3) remove "vehicle storage" from the Government Facilities use classification. | The first adjustment reduces overlap between the <i>Government Facilities</i> and <i>Civic Institution</i> use classifications and makes each category more distinct. The moved uses align more closely with the purpose of <i>Civic Institutions</i> , which are defined as public or nonprofit facilities that support cultural development and community-serving programs (e.g., libraries, museums, performing arts venues). Conversely, <i>Government Facilities</i> are intended to capture operational public-service facilities such as fire stations, police stations, and dispatch centers; including "transit centers" clarifies their appropriate categorization. "Vehicle storage" is removed because it is more appropriately classified under <i>Public Agency Corporation Yard</i> , which already encompasses such activities. |

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| Article 5 | | | | | |
| 3 | 504-4, 504-14; 504-21, 504-24 | 155.504.030.21, .86; 155.504.040.C.5, C.20 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Revise the way the Vacation Rental and Commercial Lodging use classifications are distinguished, and update the two vacation-rental subtypes from “proprietor on-site / no proprietor on- site” to “home-sharing” and “full-unit” | For an explanation of the change in how Vacation Rentals and Commercial Lodging are distinguished, see Article 2, #18 and Article 3, #9. For an explanation of the change in the Vacation Rental subtypes, see Article 3, #10. |
| 4 | 504-4; 504-27 | 155.504.030.24; 155.504.040.F.3 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Expand the Emergency Shelters use classification description to explicitly include “interim interventions for individuals experiencing homelessness, including, but not limited to, respite and recuperative care, bridge housing, and navigation centers” | AB 2339 (effective January 1, 2023) amended CA Govt. Code §65583(a)(4) expanding the definition of “emergency shelters” to include “other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.” While the City’s existing description implicitly covers these facilities, the additions make this explicit to unequivocally demonstrate consistency with State law. |

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| Article 5 | | | | | |
| 5 | 504-4 to 504-15 | 155.504.030.25 to .90 | Land Use Classifications - Alphabetical | <p>Indent listed subtypes of use classifications to a secondary list level (from "(26), (27), (28)" to "(a), (b), (c)" and renumber accordingly; Applied to: Family Day Care Home (Large/Small), Fitness/Dance/Health Facility (Large/Small), General Retail (Indoor/Outdoor), Non-medical Care Housing (Large/Small), and Single-Family Home (Attached/Detached)</p> | <p>This establishes a visual hierarchy between each primary use classification and its subtypes to improve readability and navigation. It also aligns formatting with subsection 155.504.040 (Land Use Classification – Use Type), creating internal consistency in the code structure.</p> |
| 6 | 504-10; 504-17 | 155.504.030.55; 155.504.040.A.9 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | <p>Clarify that the Multi-Family Dwellings use classification (1) includes live/work units and (2) excludes single-family homes with one or more accessory dwelling units (ADUs) and SB9 units</p> | <p>(1) The <i>Multi-Family Dwellings</i> use classification description already includes live/work units implicitly, but adding them explicitly prevents confusion and supports their use [live/work units are explicitly promoted by General Plan Policies LU-2.1 (Core Area Uses and Activities), H-2.1 (Facility Diverse Options), and AC-1.9 (Artist Live-Work Spaces)]. (2) As State law now allows up to four units on a single-family lot through ADUs, Junior ADUs, and SB 9 units (two attached/detached primary homes), the traditional distinction between single-family and multi-family is no longer obvious. The clarification makes that distinction explicit and ensures consistent interpretation.</p> |

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| Article 5 | | | | | |
| 7 | 504-10; 504-29 | 155.504.030.56; 155.504.040.H.5 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Fix the reference within the Neighborhood-Serving Retail and Service description | The proposed code update relocates the regulations on neighborhood markets (from 155.224 to 155.204.050) so this reference must be fix accordingly. |
| 8 | 504-11; 504-20 | 155.504.030.64; 155.504.040.B.11 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Add Outdoor Visitor-Serving Market as a distinct use classification. | See explanation under Article 2, #16. [The use classifications <i>General Retail - Indoor</i> (pgs. 504-5 and 504-19), <i>General Retail - Outdoor</i> (pgs. 504-6 and 504-19), <i>Mobile Vendor</i> (pgs. 504-9 and 504-20), and <i>Outdoor Commercial Recreation</i> (pgs. 504-11 and 504-23) have also been updated to clarify how each is distinct from the new <i>Outdoor Visitor-Serving Market</i> use classification.] |
| 9 | 504-11; 504-27 | 155.504.030.66; 155.504.040.F.7 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Change the use classification " <i>Parks and Playgrounds</i> " to <i>Parks, Playgrounds, and Trails</i> | See explanation under Article 2, #5. [The use classifications <i>Agriculture</i> (pgs. 504-2 and 504-26), <i>Government Facilities</i> (pgs. 504-7 and 504-27), and <i>Outdoor Commercial Recreation</i> (pgs. 504-11 and 504-23) have also been updated to fix references to the <i>Parks, Playground, and Trails</i> use classification.] |
| 10 | 504-12; 504-27 to -28 | 155.504.030.71; 155.504.040.F.8 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Change the use classification "Recreational Vehicle Parks" to <i>RV Parks and Campgrounds</i> | See explanation under Article 2, #20. [The use classification <i>Commercial Lodging</i> (pgs. 504-4 and 504-21) has also been updated to fix references to the <i>RV Parks and Campgrounds</i> use classification.] |

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| Article 5 | | | | | |
| 11 | 504-12; 504-28 | 155.504.030.72; 155.504.040.G.5 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Delete the Recycling Collection Facility use classification and clarify in the Recycling Processing Facility use classification description that the temporary storage of recyclable materials accessory to a primary use is an Accessory Use and thus does not need its own use classification | See explanation under Article 2, #21. |
| 12 | 504-12; 504-29 | 155.504.030.73; 155.504.040.G.6 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Add a new use classification Renewable Energy Facility and distinguish from the existing Public Utility use classification | See explanations under Article 2, #6, 22, and 39. [The use classification Public Utility (pgs. 504-12 and 504-28) has also been updated to clarify how each is distinct from the new Renewable Energy Facility use classification.] |

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| Article 5 | | | | | |
| 13 | 504-13; 504-17 | 155.504.030.77; 155.504.040.A.12 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Clarify the Single-Family Home use classification includes (1) employee housing providing accommodations for six or fewer employees and (2) fewer employees and (2) single-family homes with one or more accessory dwelling units (ADUs) and SB9 housing developments | (1) Adding employee housing to the definition of single-family home is necessary to demonstrate compliance with CA Health and Safety Code §17021.5, which states in part, "Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation." (2) As State law now allows up to four units on a single-family lot through ADUs, Junior ADUs, and SB 9 housing developments, the traditional distinction between single-family and multi-family is no longer obvious. Additional clarification is necessary to demonstrate compliance with CA Govt. Code §§66310–66324 (ADUs) and §65852.21 (SB 9; two primary dwelling units on one parcel in single-family zones). |
| 14 | 504-14; 504-26, 504-29 | 155.504.030.91 (deleted), 155.504.030.82; 155.504.040.E.7 (deleted), 155.504.040.H.6 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Delete the use classification Timber Production and Harvesting and delete in the modifier "in Residential Zones" from the Tree Removal description | These changes remove timber harvesting as a use classification and ensure all tree removal is regulated under 155.304.140 (Tree Removal). See explanation under Article 2, #4 and 54. |
| 15 | 504-15; 504-29 | 155.504.030.88; 155.504.040.H.7 | Land Use Classifications - Alphabetical; Land Use Classifications - Use Type | Fix reference to Wireless Telecommunication Facilities section | The proposed code update relocates the regulations on wireless facilities (from Municipal Code Chapter 159 to 155.348) so this reference must be fix accordingly. |

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| Article 5 | | | | | |
| 16 | 508-7 | 155.508.020.L | Definitions - "L" Terms | Add a definition of "livable space" | This code update revises the City's accessory dwelling unit (ADU) and junior ADU size standards in 155.316 (Accessory Dwelling Units) to align with amendments to state law that went into effect on January 1, 2026 (SB 543), which now measure size limitations based on interior livable space rather than floor area. This new definition of "livable space" is directly from State ADU law (Govt. Code 66313). |
| 17 | 508-9 | 155.508.020.M | Definitions - "M" Terms | Add a definition of "mechanical equipment" | As part of updating the mechanical equipment screening standards, staff identified the absence of a clear definition of "mechanical equipment," which leads to uncertainty during plan review regarding what is subject to screening requirements. |
| 18 | 508-11 | 155.508.020.P | Definitions - "P" Terms | Add a definition of "patio" | As part of the update to 155.312 (Building Design Standards), patios are introduced as an optional design element that may be used to satisfy entrance emphasis and façade articulation requirements. Patios are also already referenced in 155.112 (Rules of Measurement), where they are excluded from floor area calculations and included in site coverage only when enclosed or roofed, and in 155.308 (General Standards) as site features that may be located within required setbacks. Adding a definition clarifies the intended meaning and physical characteristics of patios, ensures consistent interpretation across code sections, and supports objective and predictable plan review. |
| 19 | 508-12 | 155.508.020.P | Definitions - "P" Terms | Add a definition of "public infrastructure" | The Zoning Code exempts public infrastructure and public utility uses from mechanical equipment screening and building design standards (with limited exceptions), but only "public utility" was previously defined. Adding a definition of "public infrastructure" closes an existing gap in the code, clarifying the scope of these exemptions, and supporting consistent and predictable plan review. |

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| Article 5 | | | | | |
| 20 | 508-12, 508-13 | 155.508.020.P | Definitions - "p" Terms | Add definitions of "public-facing building facade" and "public frontage" and includes a new illustrative figure to clarify their application | Existing building design standards are limited to street-facing building façades, which does not fully capture conditions where buildings front other public spaces such as trails, boardwalks, or public plazas. The update expands applicability to public-facing building façades, defined to include façades adjacent to public streets, public trails (e.g., the Eureka Boardwalk), and public open space (e.g., Coast Guard Plaza), while continuing to exclude façades facing alleys (unless the alley abuts an open space). |
| 21 | 508-13 | 155.508.020.P | Definitions - "p" Terms | Add a definition of "public street" | As part of this update, many building design standards are newly tied to public frontages and public-facing building façades, which are defined based on their relationship to a public street, public pedestrian path, or public open space. The existing Zoning Code definition of "street" includes both public and private travel ways and could be interpreted to include private streets, driveways, or wide alleys. Because the intent of the façade and frontage standards is to regulate building design along publicly accessible frontages that contribute to the public realm, a new definition of "public street" is added to clarify that these standards apply only to publicly owned or dedicated streets, and not to alleys, private roads, or driveways. This clarification ensures consistent interpretation and proper application of the new frontage- and façade-based design standards. |
| 22 | 508-13 | 155.508.020.P | Definitions - "p" Terms | Remove the requirement that a public utility be "operated by a governmental agency" from the existing definition of "public utility" | Public utility services are frequently provided by private or quasi-public entities rather than governmental agencies. Removing the operator-based limitation clarifies that the definition is based on the function and service provided to the public, not ownership or governance structure, and aligns the glossary definition of public utility in 155.508 (Defined Terms) with the land use classification definition of <i>Public Utilities</i> in 155.504 (Land Use Classification). |

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| Article 5 | | | | | |
| 23 | 508-13 | 155.508.020.P | Definitions - "P" Terms | Relocate definition of "Public Zoning Districts" | The move restores alphabetical order and is non-substantive. |
| 24 | 508-14 | 155.508.020.S | Definitions - "S" Terms | Update reference from "Public Works Director" to "City Engineer" | The City government's organizational structure has changed. The City Engineer now heads a separate Engineering Department and no longer reports to the Public Works Director. This update aligns the Zoning Code with the current organizational chart. |
| 25 | 508-18, 508-19 | 155.508.020.S | Definitions - "S" Terms | Add a definition of "street facing" and remove the definition of "street-facing building wall" and associated figure | With the introduction of the broader concept of public-facing building façades, the narrower term "street-facing building wall" is no longer needed and is removed to avoid redundancy. However, the term "street-facing" continues to be used as a modifier in multiple code sections, including garage design standards (155.312), contextual massing (155.314), driveway standards (155.324), and exterior side setback provisions (155.204). Adding a definition of "street-facing" ensures consistent interpretation of these provisions. |