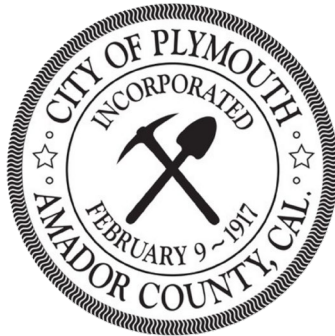


# **AGENDA**

## **City of Plymouth**

# **PLANNING COMMISSION**

**REGULAR MEETING**  
**THURSDAY, OCTOBER 17, 2024**  
**6:30 P.M.**



**9426 Main Street, Plymouth, California**

**Thomas Mikkelsen, Chair**

**Michael Sullivan, Vice Chair**

**Melvin Cossairt, Commissioner**

**William Klaproth, Commissioner**

**Gail Shaw, Commissioner**

**PLEASE NOTE:** The Planning Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. Members of the public who wish to speak may be subject to a three (3) minute maximum time limit when addressing the Commission, and/or the Commission may require speaker identification sheets be submitted to the Planning Clerk prior to being called upon by the Chairman to provide public comment.



**CITY OF PLYMOUTH  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, OCTOBER 17, 2024 at 6:30 PM**

**Plymouth City Hall - 9426 Main Street Plymouth, California**

Members of the public not attending in person may submit written public comment prior to the meeting by emailing your comment to the Planning Clerk at [dknight@cityofplymouth.org](mailto:dknight@cityofplymouth.org) before 3:30 PM on the day of the meeting. Emailed public comments will be distributed to the Commission and made part of the official record.

**Thomas Mikkelsen, Chair**

Michael Sullivan, Vice-Chair

Melvin Cossairt, Commissioner

William Klapproth, Commissioner

Gail Shaw, Commissioner

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This meeting will be recorded. Council Chambers are wheelchair accessible. Special accommodations may be requested by contacting the Planning Clerk 72 hours in advance of the meeting.

**Please silence all cell phones or similar devices.**

**1. CALL TO ORDER / ROLL CALL:**

- Roll Call
- Flag Salute

**2. APPROVAL OF PLANNING COMMISSION REGULAR MEETING AGENDA FOR OCTOBER 17, 2024**

**3. PUBLIC COMMENT:**

Under provisions of the Government Code, citizens wishing to address the Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Submittal Form to the Planning Clerk or following the instructions noted on this agenda. Speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers should keep comments to three minutes or less and state their name and community of residence. Under provisions of the California Government Code, the Commission is prohibited from materially discussing or taking action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or an urgent need to take immediate action arose after the posting of the agenda.

**4. PRESENTATIONS/APPOINTMENTS: NONE**

**5. CONSENT CALENDAR ITEMS:**

All matters listed under the Consent Calendar are to be considered routine and will be enacted by one motion. If discussion is required, that particular item will be removed from the consent calendar and will be considered separately.

**5.1 APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES OF AUGUST 15, 2024**

**6. PUBLIC HEARINGS:**

**6.1 ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLYMOUTH RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO THE ZONING ORDINANCE TO INCLUDE A NEW ZONING DESIGNATION “MULTIFAMILY (MF) ZONING DISTRICT,” AND RELATED MINOR MODIFICATIONS TO CHAPTER 19.56, RESIDENTIAL AND AGRICULTURAL ZONING DISTRICTS**

**RECOMMENDATION:** Hold a Public Hearing, receive public testimony, review, discuss, and adopt Resolution 2024-02

**7. UNFINISHED BUSINESS: NONE**

**8. NEW BUSINESS: NONE**

**9. REPORTS:**

- Commission
- Chairperson
- Planning Director
- City Staff

**10. ADJOURNMENT**

The next regularly scheduled Planning Commission Meeting date is November 7, 2024. The meeting will begin at 6:30 PM.

**ADDITIONAL INFORMATION**

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission no less than 72 hours prior to the meeting, shall be available for public inspection at the Planning Clerk’s office located at Plymouth City Hall and at the time of the meeting.

**NOTICE:**

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Clerk at (209) 245-6941 Ext. 254 at least 48 hours prior to the meeting.

**CERTIFICATION OF POSTING OF AGENDA**

I, Dana Knight, Planning Clerk for the City of Plymouth, declare that the foregoing agenda for the October 17, 2024 Regular Meeting of the Plymouth Planning Commission was posted and available for review on October 14, 2024 at the City Hall of the City of Plymouth, 9426 Main Street, Plymouth, California, 95669. The agenda is also available on the city website at [www.cityofplymouth.org](http://www.cityofplymouth.org).

Signed October 14, 2024 at Plymouth, California

//s//

Dana Knight  
Planning Clerk

**5.1**



**CITY OF PLYMOUTH**  
**PLANNING COMMISSION**  
**DRAFT REGULAR MEETING MINUTES**  
**THURSDAY, AUGUST 15, 2024 at 6:30 PM**

Plymouth City Hall - 9426 Main Street Plymouth, California

**Thomas Mikkelsen, Chair**

Michael Sullivan, Vice-Chair

Melvin Cossairt, Commissioner

William Klapproth, Commissioner

Gail Shaw, Commissioner

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**1. ROLL CALL:**

Planning Commissioners Present: Thomas Mikkelsen, Mel Cossairt, William Klapproth

Planning Commissioners Absent: Gail Shaw, Michael Sullivan

Staff/Advisory Present: Planning Director, Erica Fraser; Planning Commission Secretary, Dana Knight

**2. APPROVAL OF PLANNING COMMISSION REGULAR MEETING AGENDA FOR AUGUST 15, 2024**

Motion to approve the Regular Meeting Agenda for August 15, 2024 by Commissioner Klapproth, second by Commissioner Cossairt. Motion passed by roll call vote with 3 Yes votes by Cossairt, Klapproth, and Mikkelsen; with 0 No votes, 0 Abstain votes, with Commissioner Shaw and Vice Chair Sullivan absent.

**3. PUBLIC COMMENT: NONE**

**4. PRESENTATIONS/APPOINTMENTS: NONE**

**5. CONSENT CALENDAR ITEMS:**

**5.1 APPROVAL OF THE PLANNING COMMISSION REGULAR MEETING MINUTES OF JUNE 20, 2024**

No Public Comment

Motion to approve the Consent Calendar by Commissioner Klapproth, second by Commissioner Mikkelsen. Motion passed by roll call vote with 3 Yes votes by Cossairt, Klapproth, and Mikkelsen; with 0 No votes, 0 Abstain votes, with Commissioner Shaw and Vice Chair Sullivan absent.

**6. PUBLIC HEARINGS: NONE**

**7. UNFINISHED BUSINESS:**

## 7.1 EDUCATIONAL ANIMAL HUSBANDRY FOLLOW-UP

### **RECOMMENDATION:** Informational Only

Director Fraser explained that there is a Temporary Use Permit Application for Educational Animal Husbandry that was adopted by Resolution in 2022. The application is available on the City website along with a handout that explains the process which also includes a Neighbor Notification Form. The public is encouraged to turn in an application for use when they have an animal project for the fair.

No Public Comment

## 8. NEW BUSINESS:

### 8.1 DISCUSSION OF THE HOUSING ACCOUNTABILITY ACT AND RECENT LAWS RELATED TO HOUSING IN THE STATE OF CALIFORNIA

#### **RECOMMENDATION:** Discuss and possibly provide direction to staff

Director Fraser spoke of a few new state guidelines relating to housing applications and what guidelines the Planning Commission can and cannot impose on applications.

Reviewed bills: SB9 in part, this bill allows construction of two primary dwelling units on a property & Density Bonus. SB10 is aimed at smaller housing developments and removes the CEQA requirement. SB35 has very specific requirements for affordability in it. If they meet the requirements of that code, they only need to have a ministerial review. SB330 locks in place the rules and regulations that are in effect at the time the application is submitted. SB821 states the need to make sure the General Plan and Zoning Ordinance match and the City has a limited time to fix any inconsistencies.

No Public Comment

No direction was given by the Commission.

### 8.2 DISCUSSION OF A PROPOSED AMENDMENT TO THE ZONING ORDINANCE TO INCLUDE A NEW ZONING DESIGNATION "MULTIFAMILY (MF) ZONING DISTRICT", PROPOSED REZONING RELATED TO THE HOUSING ELEMENT, AND MINOR MODIFICATIONS TO CHAPTER 19.56, RESIDENTIAL AND AGRICULTURAL ZONING DISTRICTS, TO COMPLY WITH STATE LAW

#### **RECOMMENDATION:** Discuss and possibly provide direction to staff

Director Fraser spoke on a proposal for a new designation within the Zoning Ordinance specifically for multi-family development and went over a few minor changes to the Zoning Ordinance and General Plan that are needed.

No Public Comment.

The Commission agreed to follow the recommendations in the staff report for this item.

**9. REPORTS:**

- Commission - None
- Chairperson - None
- Planning Director - None
- City Staff - None

**10. ADJOURNMENT: 7:35 PM**

The next regularly scheduled Planning Commission Meeting date is September 5, 2024. The meeting will begin at 6:30 PM.

Respectfully submitted,

*//s//*

Dana Knight  
Planning Commission Secretary

DRAFT

**6.1**





**PLANNING COMMISSION AGENDA ITEM NO. 6.1**

**10/17/2024**

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**SUBJECT:** Proposed Zoning Ordinance Amendment to add a new multifamily zoning designation and related amendments

**DEPARTMENT:** Planning Department

**STAFF:** Erica Fraser, AICP, Planning Director

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**TITLE**

Discussion of a proposed amendment to the Zoning Ordinance to include a new zoning designation "Multifamily (MF) Zoning District," proposed rezoning related to the Housing Element, and minor modifications to Chapter 19.56, Residential and Agricultural Zoning Districts, to comply with state law.

**BACKGROUND**

The City is currently in the process of preparing the 6<sup>th</sup> Cycle Housing Element. As part of the City's Housing Element, two opportunity sites for future residential development have been identified and will need to be rezoned to allow for residential uses. As such, Staff is proposing a modification to the Zoning Ordinance to include a new residential zoning designation to allow multifamily development.

Additionally, staff is recommending a few minor changes to Chapter 19.56, Residential and Agricultural Zoning Districts to comply with state law. The proposed modifications are discussed in detail below.

The Planning Commission reviewed draft modifications during a Study Session on August 15, 2024. No changes were requested and there were no public comments.

**ANALYSIS**

*Residential Zoning in Plymouth*

The City currently has three standard residential zoning districts:

1. Rural Residential (RR) which allows 0.60 to 2.28 dwelling units per acre.



## **PLANNING COMMISSION AGENDA ITEM NO. 6.1**

**10/17/2024**

2. Standard Residential (SR) which allows 4.0 to 4.8 dwelling units per acre.
3. Village Residential allows mixed-use (residential and commercial) developments with 8.0 to 16.0 dwelling units per acre near the City's downtown.

Only two properties are zoned Village Residential. The Village Residential Zoning District is intended to "to reinforce the urban village character of downtown and to provide living opportunities within walking distance to downtown." However, only one property near the downtown area has this designation and the other parcel designated as Village Residential is located further south of the downtown.

### *High Density Residential Overlay District*

Additionally, the City has an overlay zoning district which allows for higher density. The High Density Residential Overlay District (Chapter 19.66.050) was added in 2014 to meet the requirements of Program H-9 in the 2014 Housing Element. This overlay can be used to increase the density of a parcel within the Village Residential zoning district only. The use of this overlay would allow a parcel to increase in density from a maximum of 16 dwelling units per acre to 21 dwelling units per acre.

No land within the City has this overlay zoning district.

The overlay zoning district has specific requirements regarding minimum lot size and requires one parcel developments to be a minimum of 1.63 acres and developments which have more than one parcel must be a minimum of one acre per parcel. The use of the overlay would require the project to comply with the requirements of the Village Residential zoning district and the Urban Residential General Plan Land Use Designation.

These requirements make it hard to allow for multifamily development within the City. Additionally, it also requires a property owner to rezone their property should they wish to develop their site (at their expense).

Since the amendment in 2014, no properties have applied for a rezone to the overlay zoning district. The City is in need of affordable housing and a variety of housing types to meet the needs of residents. Additionally, no affordable housing was constructed during the 5<sup>th</sup> Cycle Housing Element.



## PLANNING COMMISSION AGENDA ITEM NO. 6.1

10/17/2024

### *Affordable Housing and the Housing Element*

The City is in need of affordable housing as well as a variety of housing types to meet the needs of its residents. For the 6<sup>th</sup> Cycle Housing Element, the City's Regional Housing Needs Share (RHNA) is as follows (this includes the carryover from the 5<sup>th</sup> Cycle):

- 27 very low income dwelling units
- 19 low income dwelling units
- 5 moderate income dwelling units

The above dwelling units are to be constructed within the 6<sup>th</sup> cycle. In order to meet our housing requirements, the City will need to expand the availability of land for multi-family and is required to rezone adequate sites to accommodate the City's RHNA numbers.

### *Chapter 19.56, Residential and Agricultural Districts*

This chapter is proposed to be amended to include a new zoning designation. As shown in Exhibit A of Attachment 1, a new Multifamily (MF) Zoning District is proposed. This designation would require a minimum of 16 dwelling unit per acre and a maximum of 21 units per acre (same as the existing overlay). Development standards and other requirements for this designation can be found in Exhibit A.

Text to be deleted is shown in red font with strikethrough. New text is in bold and underlined.

This zoning designation is consistent with the General Plan Land Use Designation of High Density Residential.

### *Related Minor Modifications*

The following minor modifications are also proposed:

- Add to Table 19.48.020-1 City of Plymouth Zoning Districts list.
- Add to Table 19.52.020-1 Relationship of General Plan to Zoning Districts list



## **PLANNING COMMISSION AGENDA ITEM NO. 6.1**

**10/17/2024**

### *Additional Modifications to the Zoning Ordinance*

Minor modifications are proposed to Table 19.56.030-1, Use Matrix for Agricultural and Residential Zoning Districts to comply with state law as part of this update. Each of these changes are described in detail below and can be found in Exhibit A of Attachment 1.

Mobile homes are currently noted as only being allowed with an AUP or CUP, however, state law requires a city to allow mobile and manufactured homes as a permitted use type. The matrix has been modified as required by the state.

The use type "Family Day Care" has been added to the use list. State law requires cities to allow family day care homes with up to 14 children as a permitted use. Family day care homes are those in which the property owner or occupant resides in the house and operates a small facility. This use type was not previously included.

Staff has also proposed to add "Child or Adult Day Care (More than 15)" to the use list. The current list only allows for facilities up to 14 people with an Administrative Conditional Use Permit. Larger facilities should be considered in the city to meet the needs of residents and the growing demands for day cares and adult care. Staff is proposing to add this use and require approval of a Conditional Use Permit prior to operation.

A City must require similar permitting requirements for religious assemblies and other gatherings. Currently, the zoning ordinance is inconsistent with this requirement. Additionally, Staff is recommending that outdoor gathering and events in the Agriculture zoning district be allowed only with approval of an AUP. Large scale events can have parking and traffic control concerns that need to be addressed with conditional approval.

The categories "Dwellings, SF Second Unit Attached and Detached" are proposed to be removed. These two use types are not necessary because all accessory dwelling units will be regulated under a new chapter in the zoning ordinance.

The category "Solar Power Installation (Large)" and the accompanying note number 4 need to be removed. A City is prohibited from requiring a conditional use permit for the installation of solar panels (a solar farm is a different use type). No definition exists for this use type. All solar panels require a building permit.



## **PLANNING COMMISSION AGENDA ITEM NO. 6.1**

**10/17/2024**

### **NEXT STEPS**

Following tonight's meeting, if approved, Staff will bring the Zoning Ordinance Amendments for review and adoption by the City Council during a public hearing.

### **ATTACHMENTS**

1. Resolution recommending City Council approval of the proposed amendments in Exhibit A.
2. Exhibit A

**CITY OF PLYMOUTH**

**RESOLUTION NO. 2024-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLYMOUTH  
RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO THE MUNICIPAL  
CODE TO AMEND CHAPTER 19.56, RESIDENTIAL AND AGRICULTURAL DISTRICTS TO  
INCLUDE A NEW MULTIFAMILY ZONING DESIGNATION AND MINOR AMENDMENTS TO  
COMPLY WITH STATE LAW**

**WHEREAS**, on August 15, 2024, the Planning Commission reviewed proposed changes to Chapter 19.56, Residential and Agricultural Zoning Districts to include a new multifamily zoning designation and other minor amendments; and

**WHEREAS**, the City desires to amend the Municipal Code to include a new multifamily zoning designation; and

**WHEREAS**, on October 17, 2024, the City of Plymouth Planning Commission conducted a public hearing, and discussed and reviewed proposed amendments to Title 19, Zoning, of the Municipal Code; and

**WHEREAS**, the Planning Commission is the appropriate authority to hear and make recommendations on this proposed ordinance; and

**WHEREAS**, a Staff Report was submitted to the Planning Commission of the City of Plymouth recommending approval of amendments to the Municipal Code; and

**WHEREAS**, the Planning Commission of the City of Plymouth has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing; and

**WHEREAS**, after closing the Public Hearing, the Planning Commission determined that the proposed Municipal Code amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines because the proposed amendments will not result in any direct physical change to the City and any future development projects will be subject to the requirements of CEQA and therefore the proposed amendments are not a project under CEQA and are exempt from further review (CEQA Guidelines, Section 15378; and

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PLYMOUTH** does hereby recommend that the City Council approve an amendment to Chapter 19.56, Residential and Agricultural Districts (Exhibit A) of the Municipal Code based on the following findings:

- A. The Planning Commission finds that these amendments should be adopted by the City Council to allow for multifamily uses within the City.
- B. The proposed modifications to include a new zoning designation will increase the types of housing allowed within the City and will remove barriers to the construction of multifamily dwelling units.
- C. The proposed modification is consistent with the goals and policies of the General Plan in that high density is an allowed land use designation.

**PASSED AND ADOPTED** by the Planning Commission of the City of Plymouth on the 17<sup>th</sup> day of October 2024 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Thomas Mikkelsen, Chairman

**ATTEST:**

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Dana Knight, Planning Clerk

## Exhibit A

### CHAPTER 19.56 RESIDENTIAL AND AGRICULTURAL DISTRICTS

#### § 19.56.010. Purpose.

The purpose of this chapter is to establish residential use zoning districts in the City to provide for the housing needs of existing and future residents. This chapter describes allowed uses and development standards applicable to those districts in order to implement the City's General Plan residential land use categories.

#### § 19.56.020. Characteristics of Residential Zoning Districts.

Each residential Zoning District is described below, identifying the characteristic uses, intensity, and level of development intended for that district.

- A. Agriculture (A). Intended for those areas within the Sphere of Influence (SOI) that are in the Williamson Act, beyond the 20 year growth area, and those for which there are not available and adequate facilities and services within the horizon of the currently adopted General Plan. There are residential development options to allow septic/well and septic/ rural water developments at very low densities, consistent with the intended agricultural character. Residential development would require clustering with 70 and 80% open space, respectively. These designations can establish long-term agriculture and vineyard investment protection.
- B. Rural Residential (RR). Designated for larger lot and fringe area development which allows gross average densities ranging from 0.60 to 2.28 dwelling units per acre. The lot size may be reduced from one acre to 21,780 square feet or 12,500 square feet with increases in open space from 10% to 20% and 25%, respectively. Both require development clustering to achieve allowable densities. Development may have well and septic systems and be part of a long-range planned annexation that addresses expanded City services. Isolated well and septic, surrounded by City-serviced property, is not allowed in new development.
- C. Standard Residential (SR). Allows for and encourages a full range and variety of single- family residential building forms, including detached and attached dwellings. Multiple- family developments can be permitted subject to open space requirements that preserve the character and overall density of the district. A variety of lot sizes and setbacks are allowed in order to create interesting vibrant and unique new developments. An average density of 4.4 homes (dwelling units, DUs) per acre and an average lot size of 6,000 square feet allows for densities and lot sizes to vary within a development in the district. Buffer yard requirements (setbacks) and design standards (height, lot coverage, bulk, rooflines) ensure adequate separation and buffering from other, less intensive uses within the neighborhood.
- D. Village Residential (VR). Allows for multifamily dwellings up to three stories immediately around the historic downtown. The purpose of this district is to reinforce the urban village character of downtown and to provide living opportunities within walking distance to downtown. This district can be used for planned development, redevelopment, or infill. In this district, while single-family detached dwellings currently exist, future development is oriented toward multifamily, higher-density developments with an average density range of 12 homes (dwelling units, or DUs) per acre on shared lots. Individual home lots are not encouraged so as to allow more people to be within walking distance of goods and services.
- E. **Multifamily Residential (MF). Allows for multifamily dwellings at a higher density. The purpose of this district is to encourage the construction of multifamily dwelling units within the City to meet the housing needs of its residents. This designation requires a minimum density of 16 units per acre and a maximum of 21 dwelling units per acre. Single-family detached dwelling units are prohibited in**



**this district.**

**§ 19.56.030. Allowed Land Uses and Permit Requirements.**

Table 19.56.030-1 identifies allowed uses and corresponding permit requirements for the residential Zoning Districts subject to compliance with all other provisions of this title. Descriptions/definitions of the land uses can be found in Chapter 19.98 (Glossary).

Use regulations in the table are shown using symbols as follows: "P," uses allowed by right; "AUP," uses that require an Administrative Use Permit; "CUP," uses that require approval of a Conditional Use Permit; and "N," uses that are not permitted.

<b>TABLE 19.56.030-1 USE MATRIX FOR AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS</b>					
<b>Land Use Category</b>	<b>A</b>	<b>RR</b>	<b>SR</b>	<b>VR</b>	<b>MF</b>
Artisan, Live Work	P	P	P	P	<u>P</u>
Boarding House	AUP	AUP	AUP	P	<u>P</u>
Convalescent Hospice Facility	AUP	AUP	P	P	<u>P</u>
Dwellings, SF Attached (Townhouses, Duplex, Four-Plex)	P <sup>1</sup>	P	P	P	<u>P</u>
<del>Dwellings, SF Second Unit Attached</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
<del>Dwellings, SF Detached Second Unit</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
Dwellings, Multifamily	P <sup>1</sup>	P <sup>1</sup>	AUP	P	<u>P</u>
Employee Housing	P	P	P	P	<u>P</u>
<b><u>Family Day Care – up to 14 Children in a home</u></b>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Group Home – 6 or Less Residents	P	P	P	P	<u>P</u>
Group Home – More Than 6 Residents	AUP	CUP	CUP	CUP	<u>CUP</u>
Home Occupations	P	P	P	P	<u>P</u>
Mobile/ <b><u>Manufactured</u></b> Homes	<del>CUP</del> <u>P</u>	<del>AUP</del> <u>P</u>	<del>AUP</del> <u>P</u>	<del>NP</del>	<u>P</u>
Supportive Housing	P	P	P	P	<u>P</u>
Transitional Housing	P	P	P	P	<u>P</u>
<b><u>Agricultural Resources &amp; Open Space</u></b>					
Agricultural Tourism	AUP	AUP	N	N	<u>N</u>
Animal Husbandry, Commercial	P	N	N	N	<u>N</u>
Animals, Poultry	P	N	N	N	<u>N</u>

**TABLE 19.56.030-1 USE MATRIX FOR AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS**

<b>Land Use Category</b>	<b>A</b>	<b>RR</b>	<b>SR</b>	<b>VR</b>	<b>MF</b>
Animals, Livestock for Local Consumption	P	AUP	N	N	<u>N</u>
Crop Production, Commercial	P	CUP	N	N	<u>N</u>
Equestrian Hobby	P	AUP	N	N	<u>N</u>
Equestrian, Commercial	AUP	N	N	N	<u>N</u>
Hen Coop, Residential	P	P	P	P	<u>P</u>
Kennels, Hobby & Boarding	P	AUP	N	N	<u>N</u>
<b>Public Assembly, Education &amp; Recreation</b>					
Private Schools <sup>3</sup>	AUP	AUP	AUP	P	<u>P</u>
Recreational Vehicle Parks	CUP	CUP	N	N	<u>N</u>
Recreational Facility, Indoor/Outdoor	CUP	AUP	AUP	P	<u>N</u>
Religious Institution	<del>CUP</del> <u>AUP</u>	AUP	AUP	P	<u>N</u>
Outdoor Gatherings & Events	<del>P</del> <u>AUP</u>	AUP	AUP	AUP	<u>N</u>
<b>Utility, Transportation, Industrial</b>					
Wind Energy Conversion System	CUP	CUP	N	N	<u>N</u>
Ambulance Services	CUP	CUP	CUP	CUP	<u>N</u>
<del>Solar Power Installation (Large)<sup>4</sup></del>	<del>CUP</del>	<del>AUP</del>	<del>AUP</del>	<del>AUP</del>	
Telecommunication Facilities	AUP	N	N	N	<u>N</u>
Parking Lots (Park & Ride, Touring)	AUP	AUP	N	N	<u>N</u>
<b>Retail, Office &amp; Services</b>					
Bed and Breakfast <sup>5</sup>	P	AUP	AUP	AUP	<u>N</u>
Child or Adult Day Care (Less than 15)	AUP	AUP	AUP	AUP	<u>AUP<sup>6</sup></u>
<b><u>Child or Adult Day Care (More than 15)</u></b>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP<sup>6</sup></u>
Emergency Response (Fire, Police)	CUP	CUP	CUP	CUP	
Medical or Nonmedical Marijuana Dispensaries	N	N	N	N	<u>N</u>
Medical or Nonmedical Marijuana Cultivation – Outdoor	N	N	N	N	<u>N</u>
Medical or Nonmedical Marijuana Cultivation – 6 Plants Inside Residence or	Per Ch. 19.94	Per Ch. 19.94	Per Ch. 19.94	Per Ch. 19.94	<u>Per Ch. 19.94</u>

**TABLE 19.56.030-1 USE MATRIX FOR AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS**

Land Use Category	A	RR	SR	VR	MF
Accessory Structure					
Commercial Marijuana Uses	N	N	N	N	<u>N</u>
Medical Care	AUP	AUP	AUP	AUP	<u>N</u>
Processional Office – Less Than 1,000 sq ft <sup>65</sup>	AUP	AUP	AUP	AUP	<u>N</u>

**Notes:**

1. If part of a cluster development, preserving open space and natural resources, or providing affordable housing.
2. A small hen house for personal food production. No commercial production.
3. Accommodating fewer than 30 students on site at a time.
- ~~4. If installed on roof as part of building plan.~~
4. Five or less-room occupancy.
5. As an accessory use to a permitted use.

**§ 19.56.040. Development Standards.**

The following development standards are applicable to the Zoning Districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development.

<b>TABLE 19.56.040-1 RESIDENTIAL ZONE DEVELOPMENT STANDARDS</b>					
<b>Development Standards</b>	<b>A</b>	<b>RR</b>	<b>SR</b>	<b>VR</b>	<b><u>MF</u></b>
Minimum Lot Area	40 acres	12,000 sq ft	2,000 sq ft	2,000 sq ft	<b><u>1,000 sq ft</u></b>
Average Lot Size	N/A unless clustered	1.0 ac	6,000 sq ft	4,000 sq ft	<b><u>2,500 sq ft</u></b>
Maximum Density (DUs per Acre) <sup>1</sup>	0.3du/ac	2.28 du/ac	4.8 du/ac	16.0 du/ac	<b><u>21 du/ac</u></b>
Minimum Density (Dus per Acre) <sup>1</sup>	2 du/40 ac	0.60 du/ac	4.0 du/ac	8 du/ac	<b><u>16 du/ac</u></b>
Setbacks (Minimum):					
Front yard	50 ft	20 ft/30 ft <sup>2</sup>	14 ft/20 ft <sup>3</sup>	5 ft	<b><u>10 ft</u></b>
Rear yard	50 ft	20 ft	15 ft	5 ft	<b><u>10 ft</u></b>
Side yard	25 ft	10 ft	5 ft	5 ft	<b><u>10 ft</u></b>
Maximum Lot Coverage	N/A	25%	50%	75%	<b><u>75%</u></b>
Open Space Requirement	80%	35%	25%	25%	<b><u>25%</u></b>
Height Primary Structure	35 ft	35 ft	35 ft	35 ft	<b><u>40 ft</u></b>
Height Accessory Structure	12 ft	12 ft	12 ft	12 ft	<b><u>12 ft</u></b>
Accessory Structures	See Chapter 19.78				
Parking	See Chapter 19.76				

**Notes:**

1. DUs—Dwelling units or housing units.
2. On rural residential lots, the front setback may be reduced to 20 feet for all active living quarters. Garages, rooms used for storage and other inactive portions of the house must remain behind the 30-foot setback.
3. On suburban residential lots, the front setback may be reduced to 14 feet for all active living quarters. Garages and other rooms used for storage and inactive portions of the house must remain behind the 20-foot setback.