

Agenda Item 6:

**City of Blue Lake Strategic Growth Council (SGC) Sustainable Communities
Planning Grant No. 3012-552. Task 2(F) Ordinance Update.**



CITY OF BLUE LAKE

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DATE: September 14, 2015

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

RE: City of Blue Lake Strategic Growth Council (SGC) Sustainable Communities Planning Grant No. 3012-552. Task 2(F) Ordinance Update Discussion.

Task 2(F) of the SGC Grant proposes targeted updates to the City's Ordinances to include sustainable development standards as well as provide consistency with the targeted updates being done to the General Plan as part of the grant. Some revisions are also proposed to be made to comply with State law, clarify confusing sections of the Zoning Ordinance, and incorporate Staff recommended revisions.

Included in your packet for the August 24th special meeting were the following sections of the Zoning Ordinance which were revised by Staff to accomplish the objectives described above as well as incorporate comments from the Planning Commission and Staff from the August 17th meeting:

- Section 406.01 – Retail Commercial (RC) Zone
- Section 411 – Mixed Use (MU) Zone
- Section 602 – Animal Keeping (previously Accessory Uses)
- Section 605 – Height Limitations and Modifications
- Section 606 – Home Occupations
- Section 610 – Off-Street Parking Facilities
- Section 611 – Off-Street Loading Facilities
- Section 612 – Signs
- Section 617 – Yards
- Section 622 – Height Limits

In addition, we added community gardens as a principally permitted use in the following zones including R1, R2, PDR, RC, MU, X, and PF.

Included in your packet for the September 17th special meeting are the following sections of the Zoning Ordinance which have been revised by Staff to accomplish the objectives described above as well as incorporate comments from the Planning Commission and Staff from the August 24th meeting:

- Section 610 – Off-Street Parking Facilities
- Section 617 – Yards

-Section 627 – Site Plan Approval

Please review the revised sections of the Zoning Ordinance and be prepared to discuss any revisions or additions you recommend or questions you may have.

6. The manufactured home may be precluded in an area listed or proposed to be listed on the National Registry of Historic places consistent with Government Code Section 65851.3(b). (Amended by Ord. 399)

610. OFF-STREET PARKING FACILITIES. The purpose of off-street parking facilities is to alleviate or to prevent traffic congestion and shortage of curb spaces. Off-street parking facilities shall be provided incidental to new uses and major alterations and enlargements of existing uses.

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Land Use	Number of Off-Street Parking Spaces for Each Measurement Unit
A. <u>Residential</u> , including single family, two-family, second units, and apartments.	One for each dwelling unit containing one (1) or fewer bedrooms Two for each dwelling unit containing more than one (1) bedroom One additional space is required when no on-street parking is available on the lot frontage. (Amended by Ord. 399)
B. <u>Motels, Hotels and Rooming Houses</u>	2 for each living or sleeping unit plus 1 space for each three employees
C. <u>Trailer Parks</u>	1 for each trailer unit plus 1 additional space for each 4 units
D. <u>Industrial; Manufacturing, Warehousing, Lumbering</u>	1.35 per employee per shift
E. <u>Commercial;</u> retail (grocery, pharmacy, department store, etc.)	1 for each 150 sq. ft. of gross floor area
banks	1 for each 150 sq. ft. of gross floor area
professional, administrative	1 for each 300 sq. ft. of gross floor area
automobile and machinery sales, garages and similar repair, furniture stores, major appliance stores	1 for each 500 sq. ft. of gross floor area

medical and dental offices, ————— 1 for each 300 sq. ft. of gross floor area
shopping centers

restaurants, bars, coffee shops ————— 1 for every 3 seats
bowling alleys, pool halls ————— 4 for each lane, 2 spaces for each
billiard table

F. ~~Institutional, Educational~~ ————— 2 for each bed (includes employees'
~~Civic; hospitals~~ ————— and visitors' parking)

rest homes, asylums, ————— 1 for every 2.5 beds
sanatoriums, nursing homes,
etc. —

churches, lodges, clubs, ————— 1 for every 5 seats in the auditorium
theaters ————— plus 1 space for every 4 employees

sports arenas, auditoriums, ————— 1 for every 5 seats in the auditorium.
other places of public
assembly

adult education ————— 1 for every 2 students, 2 teachers,
and 2 employees

private schools, elementary ————— 1 for every 3 students, 1 teacher,
schools or day care schools ————— and 1 employee
or facilities

A. Schedule of Off-Street Parking Requirements

Land Use	Number of Off-Street Parking Spaces Required
<u>Residential</u> (including single-family, two-family, multi-family , second- units, and accessory dwelling units apartments)	1 for each dwelling unit containing one or fewer bedrooms; 2 for each dwelling unit containing more than one bedroom One additional space is required when no parking is available on the lot frontage. (Amended by Ord. 399)
<u>Motels, Hotels, and Rooming Houses</u>	2 1 for each living or sleeping unit, plus 1 space for every three employees
Trailer <u>Mobile Home Parks</u>	1 for each trailer unit plus 1 additional space for each 4 units

<p><u>Industrial: Manufacturing, Warehousing, Lumbering, Aggregate Extraction</u></p>	<p>1 per 1.35 shift employees or 1 for each 800 sq. ft. of gross floor area whichever is more applicable as determined by the City Planner</p>
<p><u>Commercial</u></p> <p>-retail (grocery, pharmacy, department store, etc.), banks, professional, administrative, medical and dental offices</p> <p>-automobile and machinery sales, garages and similar repair, furniture stores, major appliance stores</p> <p>-restaurants, bars, dance clubs, coffee shops, bowling alleys, pool halls</p>	<p>1 for each 150300 sq. ft. of gross floor area</p> <p>1 for each 500 sq. ft. of gross floor area</p> <p>1 for every three seats; 4 3 for each lane; 2 1 for each billiard table</p>
<p><u>Institutional, Educational, Civic</u></p> <p>-hospital</p> <p>-rest homes, nursing homes, care facilities, etc.</p> <p>-churches, lodges, clubs, theaters, sports arenas, auditoriums, other places of public assembly</p> <p>-adult education</p> <p>-private schools, elementary schools or day-care schools or facilities</p>	<p>2 for each bed (includes employee and visitor parking)</p> <p>1 for every 2.5 beds</p> <p>1 for every five six seats in the auditorium, plus 1 space for every four employees</p> <p>1 for every two students, two teachers, and two employees 1 for every two teachers 1 for every two employees</p> <p>1 for every three ten students, one teacher, and one employee 1 for every one teacher 1 for every one employee</p>

G. B. Additional Requirements and Exceptions

1. More Than One Use on a Site. If more than one use is located on a site, the number of parking spaces provided shall be equal to the sum of the requirements prescribed in this section for each use.

~~2. Off-Street Parking Facilities to Serve One Use. Off-street parking facilities to serve one use shall not be considered as providing required off-street parking facilities for any other use. Off-street parking for one use may be applied toward a second use if it can be shown that restriction of hours prevent overlapping of uses.~~

3. The City discourages a land use being provided more off-street parking spaces than required by this section, to avoid the inefficient use of land, unnecessary pavement, and excessive stormwater runoff from paved surfaces.

~~3. 4. Reduction of Off-Street Parking Facilities. No off-street parking facility shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the regulations of this Article. Exception may be made by the Planning Commission with a use permit. or in the following circumstances:~~

~~a.—Reduction of one (1) off-street parking space shall be allowed for new land uses in a C or MU district that occur within two-hundred fifty (250) feet of a bus stop.~~

~~b.—Reduction of one (1) off-street parking space shall be allowed for land uses that provide four (4) permanent bicycle parking spaces. Each bicycle parking or storage space shall be no less than six feet long by two feet wide, plus additional space as may be needed for access, and shall have a rack or rain-sheltered structure capable of supporting and securing bicycles of various types and sizes in an upright position. Each space shall be conveniently located for intended uses.~~

~~c.—Reduction of one (1) off-street parking space shall be allowed for land uses that provide four (4) parking spaces with pervious pavement subject to the provisions contained in Section 63.~~

~~4.—Exemption for Sites in Parking Assessment District. In a municipal parking assessment district, residential and motel uses shall be subject to only half of the off-street parking facilities requirements.~~

4. 5. The ~~Planning Commission~~ City Planner may waive off-street parking spaces otherwise required based on the historical nature of the property, the architectural or landscaping amenities that would be displaced by parking, ~~or~~ the availability of space on a parcel with existing improvements, the proximity to a bus stop or other alternative transportation facilities, the provision of bicycle parking spaces, or the provision of pervious parking spaces.

~~5. 6. Existing Uses. No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking facilities prescribed in this section,~~

provided that facilities being used for off-street parking on 8 November 1973 shall not be reduced in area to less than the minimum standards prescribed in this section.

H. C. Standards for Off-Street Parking Space

1. The minimum off-street parking dimensions shall be as prescribed in the following table, except that a parking space ~~required to be~~ located in a garage or carport shall be not less than 20 feet in length and 10 feet in width.

a. ~~—Description of dimension; parking space width, perpendicular to angle.~~

PARKING ANGLE

0°	20°	30°	40°	45°	50°	60°	70°	80°	90°
8'6"	8'6"	8'6"	8'6"	8'6"	8'6"	8'6"	8'6"	8'6"	8'6"

b. ~~—Description of dimension; parking space dimension perpendicular to aisle.~~

PARKING ANGLE

0°	20°	30°	40°	45°	50°	60°	70°	80°	90°
8'6"	14'6"	16'10"	18'8"	19'5"	20'	20'8"	20'9"	20'2"	19'

c. ~~—Description of dimension parallel to aisle.~~

PARKING ANGLE

0°	20°	30°	40°	45°	50°	60°	70°	80°	90°
23'	24'8"	17'	13'2"	12'	11'1"	9'10"	9'	8'7"	8'6"

d. ~~—Description of dimension; aisle width.~~

PARKING ANGLE

0°	20°	30°	40°	45°	50°	60°	70°	80°	90°
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12'	11'	11'	12'	13'6"	12'6"	18'6"	19'6"	24'	25'
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Parking Angle	Width	Length	Drive Aisle Width (maneuvering areas)	
			One-Way	Two-Way
Parallel	8.5'	23'	12'	20'
30 degrees	8.5'	17'	11'	20'
45 degrees	8.5'	19.5'	13.5'	20'
60 degrees	8.5'	21'	18.5'	20'
Perpendicular	8.5'	19'	25'	25'

2. Sufficient aisle space for readily turning and maneuvering vehicles shall be provided on the site, except that no more than 2 parking spaces per site may be located so as to necessitate backing a vehicle across a property line abutting a street. Alleys may be used for maneuvering.

3. Each parking space shall have unobstructed access from a street or alley or from an aisle or drive connecting with a street or alley without moving another vehicle.

4. Entrances from and exits to streets and alleys shall be provided at locations approved by the Director of Public Works. **Fences shall be recessed or constructed at such a height that sufficient vision clearance is provided in accordance with Section 619 of this ordinance. All doors or gates in fences, walls or hedges shall not open outwardly if located within two (2) feet of a street, alley or public walk.**

5. The parking area, aisles and access drives shall be paved so as to provide a durable, dustless surface, except that ~~for a single family residential use,~~ an alternative durable, dustless surface may be approved by the City Planner, and shall be so graded and drained as to dispose of surface water without damage to private or public properties, streets or alleys.

6. Bumper rails shall be provided at locations prescribed by the ~~Director of Planning~~ **City Planner** where needed for safety or to protect property.

7. If the parking area is illuminated, lighting shall be deflected away from residential sites **and natural areas** so as to cause no annoying glare.

8. **Except for emergencies,** ~~No~~ **no** repair work or servicing of vehicles shall be conducted on a parking area.

611. OFF-STREET LOADING FACILITIES. The purpose of off-street loading facilities is to prevent traffic congestion and shortage of curb spaces. Off-street loading facilities shall be provided incidental to new uses and major alterations and enlargements of existing uses.

Ground coverage by a swimming pool shall not exceed 40% of the rear yard required of the lot on which it stands. Ground coverage by a swimming pool shall not be included in computing maximum ground coverage allotted to buildings on the lot.

C. Enclosure

Such pool or the property on which it is located shall be completely enclosed by a wall or fence not less than six (6) feet in height, containing no openings greater than 4 inches except for self-closing and self-latching gates on which the latch is at least six (6) feet above ground level, in order that full control of access by children may be maintained. Supplemental lighting shall be so installed as to prevent annoying glare on adjacent properties.

614. TRACT OFFICES. Temporary tract offices located on the premises of a subdivision shall be allowed, with a use permit limited to a one-year period, in conjunction with the sale of lots in a subdivision. Within thirty (30) days after the termination of the permitted period or any extension thereof, the structure shall be removed from the premises.

615. MINIMUM LOT SIZE AND MEASUREMENTS. No R Zone building site shall have less than forty (40) feet of frontage on a street or on a cul-de-sac turning space. On an irregular site required yards shall be measured in the manner prescribed by the City Planner. (For non-public streets, see also Section 608, supra.)

616. SPECIAL STUDY ZONES. When unusual or unique situations occur, the Planning Commission may establish a Special Study Zone. An example of such conditions would be hillside lot development, new housing concepts. The Planning Commission shall make the determination in regards to the existence of such situations.

617. YARDS. The minimum yard requirements set out in Articles IV. and V. shall be subject to the regulations of this section.

A. Front Yards

For the purpose of computing front yard dimensions, the measurement shall be taken from the nearest point of the front wall of the building to the street line; provided, however, that if the official building line has been established for the street, or if a future width line is established therefore by the provisions of this ordinance, then the measurement shall be taken from the nearest point of the front wall ~~to of the other~~ building to such official line or such future width line, except that certain architectural features hereinafter enumerated shall not be considered in making such measurements, and shall be subject to the following limitations:

1. Cornices, canopies, eaves or any other architectural features may extend beyond said front wall a distance of not exceeding two and one-half (2-1/2) feet.

2. Fire escapes, balconies, galleries, may extend beyond said front wall a distance of not exceeding four (4) feet and six (6) inches.

3. A landing place or ~~uncovered~~ porch (~~covered or uncovered~~) may extend beyond said front wall a distance of not exceeding eight (8) feet provided that such landing place or porch shall have a floor no higher than the entrance floor of the building. ~~and in no event more than three (3) feet above the finished grade.~~ **A landing place or porch may be covered or uncovered but may not be enclosed.** A railing no higher than ~~three (3)~~ **four (4)** feet may be placed around such landing place **or porch**. In no case, however, shall any such landing place or porch extend beyond any street, or beyond the future width line which is established therefore by the provisions of this ordinance. **On residentially zoned lots, no landing place or porch shall be closer than five (5) feet to the front property line.**

B. Front Yard Exception

If an interior lot in any R zone is adjacent to a lot in any zone other than an R zone, the depth required for the front yard on such interior lot may be reduced to not less than the average of the required depth of the front yard of the interior lot and of the front or side yard, as the case may be, of the lot in the adjacent zone. Projections of canopies into streets from property lines, if they are along shopping frontages only, may extend to a maximum of 8 feet, provided that the height shall not be less than 10 feet from the ground to the canopies and provided that the overall design of the shopping facilities justifies such canopy in the judgement of the Planning Commission.

C. Side Yards

The architectural features enumerated in paragraph A of this Section 617 may also extend into any minimum side or rear yard, the same distance that they are permitted to extend beyond any front wall, except that no porch, terrace, patio, or outside stairway shall project more than three (3) feet into any minimum side yard, and in any event no closer than three (3) feet to said side lot line. An outside stairway may extend into said minimum required side yard only if same is unroofed and unenclosed above and below.

D. Rear Yards

The architectural features enumerated in paragraph (A) of this section 617 may also extend into any minimum rear yard the same distance that they are permitted to extend beyond any front wall. For lots where the rear yard opens into an alley the depth of a rear yard required for any building (excluding dwelling groups regulated elsewhere herein) may consider one-half (1/2) the width of such alley, but not exceeding 10 (ten) feet, as a portion of such rear yard; provided, however, that these provisions shall not be so applied as to reduce the depth of any rear yard to less than 10 (ten) feet. Further, no doors, gates or other constructed elements shall open outwardly beyond the Property lines. Exceptions for location of certain accessory buildings shall be per Section 618 of the Zoning Ordinance. (Amended by Ord. 443)

~~3.~~ **5.** The landscaped area required to be provided for an expansion of a use shall be in addition to landscaped area existing prior to the expansion, unless the pre-existing area exceeds the required minimum, in which case it shall be counted as part of the total area required.

~~4.~~ **6.** The Planning Commission may waive **or reduce** the requirements of this section for ~~the Retail Commercial or RC Zone~~ **any zone** when such waiver would better allow the proposed use to blend in with ~~the commercial neighborhood~~ **surrounding development.**

625. **SITE PLAN APPROVAL.** The purpose of this regulation is to promote Blue Lake's orderly and harmonious development, the stability of land values and investments, and in order to help prevent excessive and unsightly grading of hillsides **and removal of vegetation** or the erection of structures of unsightly appearance. Applications for development permits shall be reviewed by the Planning Commission. The ugly, the inharmonious and the monotonous shall be discouraged, but originality in architecture, site planning and landscape design shall not be suppressed.

A. Approval Required

Site ~~plan~~ **Plan Approval from the Planning Commission** is required for the following areas:

1. Any use requiring site plan **approval** in the zoning regulations.
2. Any use requiring a conditional use permit.

B. Application

Application shall be made by the property owner or agent on a form prescribed for this purpose by the City.

C. Accompanying Maps and Drawings Required

Maps and drawings in duplicate, ~~in a preliminary stage,~~ shall be submitted not less than ~~7~~ **30** days prior to the meeting of the Planning Commission at which the same shall be considered, and shall indicate the following:

1. Site plan, drawn to scale, showing the proposed layout of the structures and other improvements on subject property and on adjoining properties.
2. Landscape plan sketch, drawn to scale, showing the location and design of landscaped area and the variety of plant materials, and other landscape features.

3. Sketch, drawn to scale, showing the distribution of the height and bulk of proposed structures.

4. Sketch, drawn to scale, showing elevations of proposed structures as they will appear upon completion with specification of exterior surfacing material and color.

5. Designation of areas to be computed as usable open space, including balconies, roof decks, patios, and other spaces or areas at grade, as appropriate.

6. Designation of future general location of "street furniture" such as: fire hydrants, poles for traffic signs, utility or telephone installations, etc.

D. Public Hearing and Notice

Notice of Planning Commission hearing shall be provided to all property owners within 300 feet of the project site not less than ten (10) days prior to the hearing date for all site plan approval applications subject to the California Environmental Quality Act (CEQA).

D. Duties and Responsibilities of Planning Commission

1. ~~Within 30 days of the date the drawings are submitted for site plan review~~ **At the Planning Commission meeting at which the site plan is reviewed**, the Commission shall approve the drawings or shall advise the applicant of any recommendations for conditional approval, modification, or disapproval.

2. If the Commission approves the drawings, or if the conditions or modifications recommended by the Commission are acceptable to the applicant, drawings shall be approved in the form recommended by the Commission.

E. Principles to be Followed

Areas of aesthetic and site plan consideration shall include, but are not necessarily limited to the following:

1. Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements and relationship to the community as a whole.

2. Review of proposed exterior color and material application with relationship to adjacent architectural or natural elements.

3. Review of proposed location, height and materials of walls, fences, hedges and screen plantings to ensure harmony with adjacent development or to conceal storage area, utility installations or other unsightly development. The planting of ground cover or other

surfacing to prevent dust and erosion. The unnecessary destruction of existing healthy trees **and woody vegetation**.

4. Review of location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures, in relation to traffic hazards and the appearance and harmony with the environment.

5. Review of location, height and material of walls, fences, hedges and screen plantings.

6. Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.

7. Review of the effect of the site development plan on traffic conditions on abutting streets. The layout of vehicular and pedestrian entrances, exists, drives and walkways. The adequacy of off-street parking facilities to prevent traffic congestion. The location, arrangement, and dimensions of truck loading and unloading facilities. The circulation patterns within the boundaries of the development. The surfacing and lighting of off-street parking facilities.

8. Review of the effect of the site development plan on the adequacy of storm and surface water drainage.

9. Review of the location, height, size, wattage, and shielding of outdoor lighting.

~~9-~~ **10.** Nothing contained herein shall be construed as restricting or curtailing any of the powers of the Planning Commission of the City of Blue Lake.

F. Appeals

Appeals shall be governed by Section 760 through 765, inclusive, of this ordinance.

G. Conformance to Approval

Development for which site approval has been granted shall conform to the approval and any conditions attached thereto.

626. DEVELOPMENT STANDARDS. Any single-family home (including a manufactured home) constructed or placed within the City of Blue Lake in accordance with these provisions shall: