

Manteca Zoning Code Update Issue Identification

Dated October 27, 2009

The following list represents those zoning code issues that need to be addressed as part of the Zoning Code Update, including but not limited to General Plan implementation, consistency with other City adopted plans and programs, and existing zoning problems/concerns identified by staff.

General Plan Consistency and Implementation

- Update residential densities for zoning districts consistent with General Plan densities for corresponding land use designations.
- Create a new CMU zoning district as directed in the Housing Element to permit multi-family residential uses by right as part of a mixed use development. Allow infill parcels to develop entirely with multi-family residential uses. Both CMU and CC will implement the General Plan CMU land use designation.
- Establish CBD Overlay District and its boundaries.
- Match up minimum residential lot sizes with maximum GP densities.
- Provide an avenue to increase the maximum allowed height in some residential zones and eliminate height restrictions in all commercial districts to allow for greater density and more efficient use of land.
- Limit height based on context of surrounding neighboring buildings to allow 3 stories or 2 stories taller than the tallest building within 100-feet.
- Provide example of interface standards for step down between zones.
- Modify setbacks and building site coverages to ensure that development can achieve the maximum densities identified in the General Plan.
- Evaluate parking needs and corresponding standards for different housing types and if necessary amend the parking standards to ensure that they do not unreasonably hinder the ability of a residential developer to achieve the maximum allowable density for a site. This will likely be tied to a performance standard.
- Update the Zoning Code to define single room occupancy as a residential use allowed by right in the R-4 zoning district and all commercial zones.

Consistency with Adopted Design Guidelines

Reference the Design Guidelines in appropriate sections of the Zoning Ordinance.

Administration and Permit Procedures

Consistency with Appeal and Notice Time Periods

- Ensure that a ten day appeal period is the standard duration used throughout the document.
- Ensure that a ten day public notice period will be the standard duration used throughout the document.
- Consolidate existing processes into single location, update to be consistent with State law, and include the administrative review and determination processes.
- Include a section to allow a project to be denied without prejudice.
- Amend the Planning Director reference throughout to Community Development Director or his/her designee.
- Consider opportunities to incorporate additional discretion to the Community Development Director or his designee for specific types of projects.

Permit Requirements

- Consolidate and simplify this section to the maximum extent possible – preferably with tables.
- Add findings to the Planned Development permit that require clear benefit to the city.
- Update purpose, rules, and findings for Variance, Conditional Use Permit, Development Agreements, Zoning Code Amendments, and General Plan Amendments.

Implementation, Time Limits, and Extensions

- Extend language regarding exercise of permits, ensure time limits for all related entitlement are set for two year period with one additional possible as an extension

Land Use Zones, Allowable Uses, and Development Standards

Notes Regarding Zoning Districts

- Complete a thorough update/clarification of allowed uses in each district.
- Maintain existing Agricultural District in place.
- Distinguish the new CMU zone from the CBD because its focus is more on the residential component with the office, retail, recreational/open space components serving the residents. The CBD is similar to the CMU but is intended to focus on the office, retail, and entertainment (restaurants, night clubs, etc.) aspects with homes the lesser focus.
- Allow accessory residential uses in commercial and industrial zones.
- Explore the possibility of eliminating or consolidating zoning districts also need to eliminate zoning districts that are not used in the City, e.g. the C-R District (Recreation Commercial District).
- Abbreviate the allowed use table to simplify.
- Allow live/work in CBD.
- Tighten up PUD language with Findings that show benefit to the city for granting relief from standard zoning designation.

Site Planning and General Development Regulations

Landscaping

- Update and revise landscape standards to reflect Best Management Practices and state law.

Lighting

- Update and revise lighting standards to reflect Best Management Practices.

Fences, Entryways and Screens/ buffers.

- Update and revise fencing standards to support residential screening and commercial security goals.

Building Height Measurements

- Clarify and revise the definition of height as well as exceptions to height limits.

Yard Measurements and Projections

- Clarify and add extensive graphics to update section.

Accessory Structures

- Create a separate section and include fencing.

Performance Standards

- Clarify and update Performance Standards.
- Add exception to Noise Standard for construction.

Site Plan Modifications

- Allow for more flexibility utilizing the authority of the Community Development Director for minor alterations of approved site plans.
- Remove reference to any improvements in the public right of way.
- Tighten the definition of what is a minor modification

Parking

- Update parking standards as necessary including loading and bicycle parking.
- Review parking requirements for single family homes.
- Allow the Community Development Director to have discretion as to the number of required parking spaces in situations in which a change of use is occurring.

Signs

- Update the Sign Ordinance to include a purpose and intent statements.
- Revise Sign Ordinance to be more user-friendly while minimizing substantive changes to regulations.
- Simplify how calculations for size of signs are made. Address A-frame signs.
- Restrict signage to projecting, wall, blade, under canopy, etc., and exclude pole, and freestanding signs other than true monuments in downtown areas.
- Internally illuminated cabinet signs are discouraged. Looking for qualitative design.
- Be sensitive as to how any changes to this section would affect amortization.

Special Use Regulations

Accessory Uses

- Define and clarify Accessory Uses (workshops, etc)

Adult Oriented Businesses

- Ensure compliance with State law.

Care Homes and Facilities

- Ensure compliance with State law.

Emergency Housing and Transitional Housing Facilities

- Ensure compliance with State law and HCD policies for restrictions on conditions.
- Consider potential impacts on surrounding uses and community as whole.

Home Occupations

- Home occupation regulations need to be clarified. Less specific to occupation and more specific to intensity.

Non-conforming Uses, Buildings, Structures

- Consider options to address existing legal non-conforming uses/structures.
- Clarify “grandfathering” of certain uses.

Second Dwelling Units

- Review State Law for consistency.
- Consider options for notification and owner occupancy requirements.

Temporary Uses

- Add new section to include all temporary uses in various locations throughout the existing code.
- Maintain provisions for seasonal roadside stands.

Outdoor Storage

- Refresh the language for standards, and clarify application process.

Definitions

- Update existing Definition Section.

Issues from the Public Workshop

Process

- Review Specific Plan process.
- Review Development Agreement process.
- Develop a General Plan consistency matrix.
- Look at developing Design Guidelines, particularly for residential development.
- Review fees for Temporary Use Permits and mobile vendors.
- Would like to see Temporary Use Permits enforced.
- Build in flexibility and simplify processes.

Downtown

- Restrict adult businesses in the downtown area.
- Problems/concerns with existing mixed use buildings in the downtown. Recommend looking at rezoning lands adjacent to downtown for higher density residential uses.
- Create a boundary for downtown.

Signage

- Concerns with the quality of signage.
- Can the zoning ordinance address “human” signs?

Parking

- Review parking requirements for shopping centers.

Small Lot Residential

- Review setback requirements.
- Parking concerns with dense developments.
- Some small lot development should be allowed, but not allow development.