

CITY OF MANTECA ZONING CODE UPDATE



Public Workshop
October 27, 2009
5:30 PM



WELCOME!

- City staff in attendance
- Who's here?
- Why are we here?



TONIGHT'S AGENDA

- What is Zoning?
- Why Update Manteca's Zoning Ordinance?
- What is the Process?
- What We Have Heard So Far...
- What Do You Think?
- Next Steps



WHAT IS ZONING?

- The division of the City into districts and the application of regulations to each district (uses and structures).
- The organization of rules and regulations that control what is built on the ground and the corresponding uses that occupy buildings and sites.



WHAT ZONING CAN DO

- Determine form and character of development
- Establish rules of compatibility
- Preserve natural features, provide for public spaces
- Promote infill/mixed-use development
- Ensure design flexibility
- Increase level of predictability



WHY UPDATE THE ZONING CODE?

- To implement the goals of the General Plan
- To comply with state/federal laws
- To create a document that is clear, concise and easy to use



UPDATE PROCESS

- Data collection and research
- Issue identification and Public Meeting
- Prepare Administrative Draft of Zoning Code Update with staff
- Public Meeting, Planning Commission and City Council review of Public Draft for Revised Zoning Ordinance



WHAT DO WE KNOW/ WHAT HAVE WE HEARD SO FAR?

- General Plan Directives
- Staff Identified Issues



GENERAL PLAN DIRECTIVES

- To ensure that densities listed in the General Plan are implemented in the Zoning Ordinance:
 - Update residential densities of zoning districts
 - Review building heights to allow for greater densities
 - Modify setbacks and building site footprints to flexible methods to increase densities
- Ensure Second Unit regulations are consistent with state law



GENERAL PLAN DIRECTIVES cont'd

- Establish Central Business District (CBD) boundaries
- Amend the Zoning Text to add a Commercial Mixed Use (CMU) Zone to permit multi-family residential uses by right as part of a mixed use development



STAFF IDENTIFIED ISSUES

- Make the Zoning Ordinance easier to read and understand by simplifying Use Tables, definitions and removing contradictory language
- Ensure consistency with appeal and noticing time periods
- Identify ways to streamline administrative projects and business licenses



STAFF IDENTIFIED ISSUES cont'd

- Provide requirements for zoning designation interfaces to allow a step down of heights between zones
- Allow live/work uses in the CBD
- Tighten up Planned Unit Development (PUD) language with findings that show benefit to the city for granting relief from standard zoning designations



STAFF IDENTIFIED ISSUES cont'd

Parking

- Update parking standards to include loading and bicycle parking
- Review parking regulations to allow for some flexibility in meeting required standards
- 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



STAFF IDENTIFIED ISSUES cont'd

Signs

- Revise Sign Ordinance to be more user-friendly while minimizing substantive changes to the regulations
- Simplify how calculations for size of signs are made



OTHER ISSUES TO BE ADDRESSED

- Address and define Adult Uses
- Address and define Outdoor Storage
- Clarify Temporary Uses
- Clarify Home Occupations
- Clarify Community Care Homes



WHAT DO *YOU* THINK?

We want to hear what other ideas you have
to improve the Zoning Ordinance



WHAT WE'VE ACCOMPLISHED TONIGHT

- Learned a little about city planning
- Generated ideas of how to Improve the Zoning Ordinance for everyone

THANK YOU!

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