



**CITY OF OROVILLE PLANNING COMMISSION
MONDAY, SEPTEMBER 13, 2010, 6:00 P.M.
REGULAR MEETING AGENDA**

**CITY COUNCIL CHAMBERS
1735 MONTGOMERY STREET, OROVILLE, CA 95965-4897**

ALL MEETINGS ARE RECORDED

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY DISABLED PERSON NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THE COMMISSION PROCEEDINGS IS REQUESTED TO CALL THE PLANNING DEPARTMENT, (530) 538-2430, PRIOR TO THE MEETING AND ARRANGEMENTS WILL BE MADE TO ASSIST YOU.

ROLL CALL

Commissioners Adonna Brand, Ronda Brunson, Randy Chapman, Chris Lambert, Hardeep Singh, Vice Chairperson Dan Gordon, Chairperson Damon Robison.

PLEDGE OF ALLEGIANCE

INSTRUCTIONS TO INDIVIDUALS WHO WISH TO SPEAK ON AGENDA ITEMS

This is the time the Chairperson will remind persons in the audience who wish to address the Commission on a matter that is on the agenda to fill out one of the cards located in the lobby and hand it to the clerk of the meeting. The Chairperson will also remind persons in the audience that under Government Code Section 54954.3, the time allotted for each presentation may be limited.

PUBLIC HEARING PROCEDURE

- A. Chairperson asks Staff to introduce agenda item.
- B. Chairperson opens item to public comment (proponents/opponents).
- C. Chairperson closes public comment period.
- D. Commission discussion and action.

PUBLIC HEARINGS

1. ZONING ORDINANCE AMENDMENT ZC 10-04

The Planning Commission will conduct a public hearing to consider proposed amendments to the Oroville Municipal Code to add five (5) new zoning districts in accordance with the City's recently updated 2030 General Plan. The new zoning districts are Downtown Mixed Use (MXD), Neighborhood Mixed Use (MXN), Corridor Mixed Use (MXC), Urban Density Residential (R4), and Office (OF). The Commission will also consider amendments to the City's sign regulations.

Staff Report: Nathan Anderson

Staff Recommendation:

Adopt Resolution P2010 - 11 – A RESOLUTION OF INTENTION OF THE OROVILLE PLANNING COMMISSION RECOMMENDING THAT ZONING REGULATIONS BE AMENDED FOR SECTIONS 26-02.040, 26-10.010, 26-13.020, 26-13.050, 26-16.030, 26-16.140, 26-19.120, 26-19.070, 26-19.120, ARTICLE III, 26-30, 26-30.140, 26-33, 26-33.010, 26-33.020, TABLES 26-9.120-2, 26-19.120-3, 26-30-10-1, 26-30-20-2, 26-33.010-1 AND 26-33.020-1 OF THE CODE OF THE CITY OF OROVILLE AND ADDING SECTIONS 26-33.080, 26-33.090, 26-33.100 AND 26-33.110 TO THE CODE OF THE CITY OF OROVILLE; and

Recommend that the City of Oroville City Council adopt the zoning regulations contained in Resolution No. P2010 – 11.

2. APN'S 012-034-010 AND 012-034-020 - ZC 10-05

The Planning Commission will conduct a public hearing to consider a proposed zoning change for two parcels located at 1985 Montgomery Street and 1368 Myers Street (APN's: 012-034-010 & 020). These properties are currently zoned Limited Commercial (C-1) and have been proposed to be rezoned to the Downtown Mixed Use (MXD) zoning designation.

Staff Report: Mikah Salsi

Staff Recommendation:

Adopt Resolution P2010-12 - A RESOLUTION OF THE CITY OF OROVILLE PLANNING COMMISSION MAKING FINDINGS AND APPROVING REZONE NO. 10-05 FOR ASSESSOR PARCEL NUMBERS 012-034-010 and 012-034-020.

3. EZ-DRB 10-05 / TPM 10-02

The Planning Commission will conduct a public hearing to consider the adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) to allow Sierra Silica Resources (SSR) to construct and operate a sand processing plant. The Planning Commission will also consider a recommendation to the Zoning Administrator to approve Enterprise Zone-Development Review Board (EZ-DRB) application No. 10-05 subject to the drafted conditions of approval.

Staff Report: Mikah Salsi

Staff Recommendation:

Adopt Resolution No. P 2010-13 - A RESOLUTION OF THE OROVILLE PLANNING COMMISSION MAKING FINDINGS AND ADOPTING AN INITIAL STUDY/MIITAGATED NEGATIVE DECLARATION FOR AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 10-02, DIVIDING AN 18± ACRE PARCEL INTO FOUR PARCELS, LOCATED AT 650 GEORGIA PACIFIC WAY (AP# 035-440-017); and

Recommend that the Zoning Administrator approve EZ- DRB No. 10-05 to allow construction of a sand processing plant subject to the conditions of this report.

4. DISCUSSION OF ACCESSORY BUILDING REQUIREMENTS

The Planning Division is requesting that the Commission review and provide input on possible changes to the Section 26-13.090 of the Zoning Code, regarding allowances and limitations of accessory buildings.

Staff Report: Nathan Anderson

Staff Recommendation:

Staff recommends that the Planning Commission provide direction to staff regarding whether to revise Section 26-13.090 of the Oroville Zoning Code to require a DRB approval for accessory building over 15-feet in height.

ITEMS FOR CONSIDERATION:

HEARING OF INDIVIDUALS ON NON-AGENDA ITEMS

This is the time the Chairperson will invite anyone in the audience to address the Commission on a matter that is not listed on the agenda to step to the podium, state your name and address for the record, and make your presentation. Presentations will be limited to five minutes. The Commission is prohibited by State law from taking action or possible discussion on any item presented if it is not listed on the agenda, except under special circumstances as defined in the Government Code.

ADJOURN to **TUESDAY, SEPTEMBER 28, 2010** FOR A SPECIAL MEETING OF THE OROVILLE PLANNING COMMISSION AT 6 P.M.

**OROVILLE PLANNING COMMISSION
STAFF REPORT**

TO: CHAIRPERSON AND COMMISSIONERS

FROM: RICK WALLS, P.E.
INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT & PUBLIC WORKS

RE: ZONING ORDINANCE AMENDMENT ZC 10-04

DATE: SEPTEMBER 13, 2010

SUMMARY

The Planning Commission will conduct a public hearing to consider proposed amendments to the Oroville Municipal Code to add five (5) new zoning districts in accordance with the City's recently updated 2030 General Plan. The new zoning districts are Downtown Mixed Use (MXD), Neighborhood Mixed Use (MXN), Corridor Mixed Use (MXC), Urban Density Residential (R4), and Office (OF). The Commission will also consider amendments to the City's sign regulations.

DISCUSSION

Due to the June 2009 adoption of the City's 2030 General Plan (GP) it has become necessary to create new zoning districts to accommodate the GP land use designations of Mixed Use, High Density Residential and Office. Currently these GP land use designations have no correlating zoning districts and no zoning regulations. The adoption of these new zoning districts will provide the development regulations needed to approve future development projects within the new zoning districts. The GP land use designations to which the individual zoning districts are to be assigned are summarized below.

General Plan Designation	Proposed Zone Districts
Mixed Use	MXD MXN MXC
High Density Residential	R4
Office	OF

With regard to the introduction of these new zoning districts into the City's zoning code, the code amendments are comprised of the following types of revisions:

- The revisions of definitions and titles within the code.
- Minor revisions to the standards for fencing, landscape standards and other topics within the code to accommodate the new mixed use regulations.
- The addition of mixed use to the existing sign regulations.
- Revisions to the sign regulations for both commercial and mixed use districts.
- Revisions to the allowed uses tables for the new districts
- Revisions to the development standards tables for the new districts.

The numerous revisions are listed below in numerical code order (i.e. the order in which they exist from the front of the code to the back). Text additions to the code are shown in red, text changes are shown in blue and text deletions are shown with ~~strikethrough~~.

Section 1. Section 26-02.040, Definitions “D” is amended to read:

Dwelling, multiple family. A building or portion of a building that provides 3 or more dwelling units. Multiple-family dwellings include apartment buildings and the residential component of mixed-use developments, as well as townhouses or rowhouses that have apartments located above them. Multiple-family dwellings do not include temporary lodging such as hotels or motels.

Section 2. Section 26-02.040, Definitions “M” is amended to read:

Mixed-use development. A development that provides both residential and duplexes, live-work units and/or multiple-family dwellings as well as nonresidential uses. A mixed-use development may include vertical mixed use, with residential units located above nonresidential uses, as well as horizontal mixed use, with residential units located behind nonresidential uses.

Section 3. Section 26-10.010 is amended to read:

In order to carry out the purpose and provisions of this chapter, the City shall be divided into the following districts, for which specific requirements appear in Article III of this chapter:

Residential Districts

R-4 Urban Density Residential

Commercial and Mixed-Use Districts

MXD Downtown Mixed Use

MXN Neighborhood Mixed Use

MXC Corridor Mixed Use

All other zoning districts in Section 26-10.010 remain unchanged

Section 4. Section 26-13.020, G is amended in title only, to read:

Residential and Mixed-Use Development

Section 5. Section 26-13.020, G is amended to read:

1. In all residential districts, the height of any fence or wall located within a required minimum setback shall not exceed 6 feet above grade.
2. All multiple-family residential and mixed-use projects shall be fenced along the rear property line.
3. For mixed-use development, the site shall include a solid fence along each side property line abutting a residential district. The fence shall be between 6 and 7 feet tall.
4. All fences in residential districts greater than 42 inches in height shall be set back at least 5 feet from any property line that abuts a public street. This setback area shall be landscaped in accordance with the requirements of Section 26-13.050 of this chapter.

Section 6. Section 26-13.050, F is amended in title only to read:

F. Landscaping in Commercial and Mixed-Use Districts.

Section 7. Section 26-13.050, F.1. is amended to read:

1. Sites in commercial and mixed-use districts shall provide a planting area along the front and side property lines, except where a driveway or pathway provides access to the site. The planting area's minimum width shall be determined based on the gross floor area of buildings on the site, as follows:

Section 8. Section 26-13.050, G.3. is amended to read:

3. Where a site in an industrial district abuts a non-industrial district or is separated by a street from a non-industrial district, the site shall provide landscaping as required for a commercial or mixed-use district.

Section 9. Section 26-16.030, C is amended to read:

C. Provision of Commercial Space. ~~The following requirements shall apply to any mixed use development:~~

4. Nonresidential uses shall be provided on the ground floor of each street frontage. The area reserved for nonresidential uses shall extend across the entire street frontage, excluding any areas that provide access to the upper floors of the building, and shall have a minimum depth of 40 feet.

~~2. In commercial districts, no more than 75 percent of the allowed floor area ratio (FAR) may be used for residential purposes.~~

Section 10. Section 26-16.140 B.2. is amended to read:

2. In commercial and mixed-use districts, 1 or more outdoor storage containers and storage areas with a total area of up to 250 square feet shall be allowed on a site as of right, subject to the requirements of this section.

Section 11. Section 26-19 "Sign Regulations" is amended to read:

26-19.120 Requirements for commercial and mixed-use districts.

All other titles under this section remain unchanged.

Section 12. Section 26-19.070 A is amended to read:

A. Wall Signs.

1. No part of a wall sign shall extend more than 1/3 of the sign height or 8 feet, whichever is less, above the top of the portion of the building facade that is adjacent to the sign.
2. The thickness of any wall sign shall not exceed 1 foot.
3. The maximum area for the total of all permitted wall signs for any single wall plane shall not exceed ten (10) percent. The wall plane area shall include all window and door areas and shall be measured from the sidewalk or ground line to the building eave line or parapet.

Section 13. Section 26-19.070 D is amended to read:

D. Freestanding Signs

5. The maximum width height of a freestanding sign shall be 1/4 of its height width.
6. The maximum freestanding sign area is based on the total linear street frontage of the front side of the site as follows:

<u>Street Frontage</u>	<u>Sign Area</u>
Up to 200 ft.	50 sq. ft. per side
200 to 400 ft.	75 sq. ft. per side
Over 400 ft.	100 sq. ft. per side

7. No portion of a freestanding sign shall project above a public right-of-way.

Sections 26-19.070 D.1 through D.4. remain unchanged.

Section 14. Section 26-19.120, is amended to read:

26-19.120 Requirements for commercial and mixed-use districts.

A. Signs in CN and MXN Districts. In CN and MXN districts, signs shall be permitted as specified in Table 26-19.120-1.

B. Signs in C-1, OF and MXD Districts. In C-1 and MXD districts, signs shall be permitted as specified in Table 26-19.120-2.

C. Signs in C-2, CLM, CH and MXC Districts. In C-2, CLM, CH and MXC districts, signs shall be permitted as specified in Table 26-19.120-3.

D. Dwelling Units in Commercial and Mixed-Use Districts.

1. Any dwelling unit in a commercial or mixed-use district may display 1 wall, window, banner or canopy sign, with a maximum area of 5 square feet. No lighting shall be provided for the sign.

2. For mixed-use developments ~~in a commercial district~~ that contain at least 4 dwelling units, 1 additional wall, window, banner or canopy sign, with a maximum area of 10 square feet, shall be allowed for the entire development. This sign shall not be internally illuminated.

Section 15. Table 26-19.120-1, is amended, in title only, to read:

Table 26-19.120-1: Allowed Signs in CN and MXN Districts

Section 16. Table 26-19.120-2, is amended to read:

To review amended Table 26-19.120-2, refer to Exhibit A attached to this staff report.

Section 17. Table 26-19.120-3, is amended to read:

To review the amended Table 26-19.120-3, refer to Exhibit B attached to this staff report.

Section 18. Article III. Zoning Districts. is amended, in title only, to read:

Section 26-33. Commercial and Mixed-Use Districts.

All other title sections remain unchanged

Section 19. Section 26-30 Residential Districts is amended to read:

26-30.140 R-4: Urban Density Residential

All other title sections remain unchanged

Section 20. Table 26-30.010-1, is amended to read:

To review the amended Table 26-30.010-1, refer to Exhibit C attached to this staff report.

Section 21. Table 26-30.020-2, is amended to read:

To review the amended Table 26-30.020-2, refer to Exhibit D attached to this staff report.

Section 22. Section 26-30.140 is added to read:

26-30.140: R-4: Urban-Density Residential

In addition to all other provisions of this chapter, including but not limited to the development standards in Section 26-13 and the development review requirements in Section 26-53, the following provisions shall apply in an R-4 district:

A. Intent. To provide living areas within the City where development provides for very high-density concentrations of dwelling units in various types and styles of housing.

B. Use Regulations. The allowed uses in R-4 districts shall be specified in Section 26-30.010 of this chapter.

C. Development Standards. The development standards in R-4 districts shall be as specified in Section 26-30.020 of this chapter.

Section 23. Section 26-33, is amended, in title only, to read:

Section 26-33 Commercial and Mixed-Use Districts.

26-33.010 Allowed uses in commercial and mixed-use districts.

26-33.020 Development standards for commercial and mixed use districts

26-33.0230 CN: Neighborhood Commercial.

26-33.0340 C-1: Limited Commercial.

26-33.0450 C-2: Intensive Commercial.

26-33.0560 CH: Highway Commercial Corridor.

26-33.0670 CLM: Commercial Light Manufacturing.

26-33.080 OF: Office.

26-33.090 MXD: Downtown Mixed Use.

26-33.100 MXN: Neighborhood Mixed Use.

26-33.110 MXC: Corridor Mixed Use.

Section 24. Section 26-33.010, is amended to read:

26-33.010 Allowed uses in commercial and mixed-use districts.

The uses allowed in commercial and mixed-use districts shall be as shown in Table 26-33.010-1. These uses include:

All other sections of 26-33.010 remain unchanged.

Section 25. Section 26-33.020, is amended to read:

26-33.020 Development standards for commercial and mixed-use districts.

Development standards for commercial and mixed-use districts shall be as shown in Table 26-33.020-1.

All other sections of Section 26-33.020 remain unchanged.

Section 26. Table 26-33.010-1, is amended to read:

To review the amended Table 26-33.010-1, refer to Exhibit E attached to this staff report.

Section 27. Table 26-33.020-1, is amended to read:

To review the amended Table 26-33.020-1, refer to Exhibit F attached to this staff report.

Section 28. Section 26-33.080 is added to read:

26-33.080 OF: Office.

In addition to all other provisions of this chapter, including but not limited to the development standards in Section 26-13 and the development review requirements in Section 26-53, the following provisions shall apply in an MXD district:

A. Intent. To accommodate employment-generating uses that have minimal adverse impacts upon the residential character of immediately adjacent neighborhoods.

B. Use Regulations. The allowed uses in OF districts shall be as specified in Section 26-33.010 of this chapter.

C. Development Standards. The development standards in OF districts shall be as specified in Section 26-33.020 of this chapter.

Section 29. Section 26-33.090 is added to read:

26-33.090 MXD: Downtown Mixed Use.

In addition to all other provisions of this chapter, including but not limited to the development standards in Section 26-13 and the development review requirements in Section 26-53, the following provisions shall apply in an MXD district:

A. Intent. To strengthen the rich mix of commercial and public uses that currently exists in Downtown Oroville, and to provide opportunities for people to live Downtown.

B. Use Regulations. The allowed uses in MXD districts shall be as specified in Section 26-33.010 of this chapter.

C. Development Standards. The development standards in MXD districts shall be as specified in Section 26-33.020 of this chapter.

Section 30. Section 26-33.100 is added to read:

26-33.100 MXN: Neighborhood Mixed Use.

In addition to all other provisions of this chapter, including but not limited to the development standards in Section 26-13 and the development review requirements in Section 26-53, the following provisions shall apply in an MXN district:

A. Intent. To provide for new residential development that also incorporates convenient locations for the basic, everyday shopping and service needs of residential neighborhoods, without attracting substantial volumes of traffic from outside the neighborhood.

B. Use Regulations. The allowed uses in MXN districts shall be as specified in Section 26-33.010 of this chapter.

C. Development Standards. The development standards in MXN districts shall be as specified in Section 26-33.020 of this chapter.

Section 31. Section 26-33.110 is added to read:

26-33.110 MXC: Corridor Mixed Use.

In addition to all other provisions of this chapter, including but not limited to the development standards in Section 26-13 and the development review requirements in Section 26-53, the following provisions shall apply in an MXC district:

A. Intent. To provide opportunities for people to live near retail sales and service activities along Oroville's major thoroughfares.

B. Use Regulations. The allowed uses in MXC districts shall be as specified in Section 26-33.010 of this chapter.

C. Development Standards. The development standards in MXC districts shall be as specified in Section 26-33.020 of this chapter.

ENVIRONMENTAL REVIEW

The City of Oroville, acting as the lead agency for the project pursuant to the requirements of the California Environmental Quality Act (CEQA), has reviewed the proposed project and determined that the project is subject to the requirements of the California Environmental Quality Act. Following review of the project and the preparation of an Initial Study to review the potential effects on the environment, the City determined that implementation of the project would not result in potentially significant impacts to the environment and a Negative Declaration (ND) was prepared for the project. The IS/ND has been included as an attachment to this report for review by the Planning Commission.

The project was advertised in the Oroville Mercury Register on Friday August 27, 2010. The IS/ND was made available for review and circulation to the public and public agencies beginning on August 20, 2010 and ending on September 9, 2010. Additionally, all property owners within a 300-foot radius of the project site were noticed on Monday August 23, 2010. No comments were received during the public review period. No comments have been received on the project.

RECOMMENDATIONS

1. Adopt Resolution P2010 - 11 – A RESOLUTION OF INTENTION OF THE OROVILLE PLANNING COMMISSION RECOMMENDING THAT ZONING REGULATIONS BE AMENDED FOR SECTIONS 26-02.040, 26-10.010, 26-13.020, 26-13.050, 26-16.030, 26-16.140, 26-19.120, 26-19.070, 26-19.120, ARTICLE III, 26-30, 26-30.140, 26-33, 26-33.010, 26-33.020, TABLES 26-9.120-2, 26-19.120-3, 26-30-10-1, 26-30-20-2, 26-33.010-1 AND 26-33.020-1 OF THE CODE OF THE CITY OF OROVILLE AND ADDING SECTIONS 26-33.080, 26-33.090, 26-33.100 AND 26-33.110 TO THE CODE OF THE CITY OF OROVILLE; and

2. Recommend that the City of Oroville City Council adopt the zoning regulations contained in Resolution No. P2010-11

ATTACHMENTS

Resolution 2010-11
Exhibit A
Exhibit B
Exhibit C
Exhibit D
Exhibit E
Exhibit F
Initial Study / Negative Declaration

A RESOLUTION OF INTENTION OF THE OROVILLE PLANNING COMMISSION RECOMMENDING THAT ZONING REGULATIONS BE AMENDED FOR SECTIONS 26-02.040, 26-10.010, 26-13.020, 26-13.050, 26-16.030, 26-16.140, 26-19.120, 26-19.070, 26-19.120, ARTICLE III, 26-30, 26-30.140, 26-33, 26-33.010, 26-33.020, TABLES 26-9.120-2, 26-19.120-3, 26-30-10-1, 26-30-20-2, 26-33.010-1 AND 26-33.020-1 OF THE CODE OF THE CITY OF OROVILLE AND ADDING SECTIONS 26-33.080, 26-33.090, 26-33.100 AND 26-33.110 TO THE CODE OF THE CITY OF OROVILLE

WHEREAS, pursuant to Section 26-56.090 of the Oroville Municipal Code, amendments to the City's zoning regulations may be initiated by the Oroville Planning Commission; and

WHEREAS, the Oroville Planning Commission held a noticed public hearing regarding a proposal to amend certain sections of the City of Oroville's zoning code to add five (5) new zoning districts in accordance with the City's recently updated 2030 General Plan and to amend the sign regulations as well; and

WHEREAS, no adverse comments were received from the public about the described zoning amendments; and

NOW, THEREFORE, BE IT RESOLVED BY THE OROVILLE PLANNING COMMISSION as follows:

1. The public interest and welfare would be served by amending Oroville's Zoning regulations as described in this resolution for two reasons:
 - A. Amending the regulations as proposed will provide consistency between the General Plan Land Use Map and the Zoning Map; and
 - B. Amending the regulations as proposed will provide formality and consistency in the interpretation and enforcement of the sign ordinance; and
2. A recommendation shall be forwarded to Oroville City Council that the City's zoning regulations should be amended in the following manner:

Section 1. Section 26-02.040, Definitions "D" is amended to read:

Dwelling, multiple family. A building or portion of a building that provides 3 or more dwelling units. Multiple-family dwellings include apartment buildings and the residential component

of mixed-use developments, as well as townhouses or rowhouses that have apartments located above them. Multiple-family dwellings do not include temporary lodging such as hotels or motels.

Section 2. Section 26-02.040, Definitions "M" is amended to read:

Mixed-use development. A development that provides both duplexes, live/work units and/or multiple-family dwellings as well as nonresidential uses. A mixed-use development may include vertical mixed use, with residential units located above nonresidential uses, as well as horizontal mixed use, with residential units located behind nonresidential uses.

Section 3. Section 26-10.010 is amended to read:

In order to carry out the purpose and provisions of this chapter, the City shall be divided into the following districts, for which specific requirements appear in Article III of this chapter:

Residential Districts

R-4 Urban Density Residential

Commercial and Mixed-Use Districts

MXD Downtown Mixed Use

MXN Neighborhood Mixed Use

MXC Corridor Mixed Use

All other zoning districts in Section 26-10.010 remain unchanged

Section 4. Section 26-13.020, G is amended in title only, to read:

Residential and Mixed-Use Development

Section 5. Section 26-13.020, G is amended to read:

1. In all residential districts, the height of any fence or wall located within a required minimum setback shall not exceed 6 feet above grade.
2. All multiple-family residential and mixed-use projects shall be fenced along the rear property line.
3. For mixed-use development, the site shall include a solid fence along each side property line abutting a residential district. The fence shall be between 6 and 7 feet tall.
4. All fences in residential districts greater than 42 inches in height shall be set back at least 5 feet from any property line that abuts a public street. This setback area shall be landscaped in accordance with the requirements of Section 26-13.050 of this chapter.

Section 6. Section 26-13.050, F is amended in title only to read:

F. Landscaping in Commercial and Mixed-Use Districts.

Section 7. Section 26-13.050, F.1. is amended to read:

1. Sites in commercial and mixed-use districts shall provide a planting area along the front and side property lines, except where a driveway or pathway provides access to the site. The planting area's minimum width shall be determined based on the gross floor area of buildings on the site, as follows:

Section 8. Section 26-13.050, G.3. is amended to read:

3. Where a site in an industrial district abuts a non-industrial district or is separated by a street from a non-industrial district, the site shall provide landscaping as required for a commercial or mixed-use district.

Section 9. Section 26-16.030, C is amended to read:

C. Provision of Commercial Space.

Nonresidential uses shall be provided on the ground floor of each street frontage. The area reserved for nonresidential uses shall extend across the entire street frontage, excluding any areas that provide access to the upper floors of the building, and shall have a minimum depth of 40 feet.

Section 10. Section 26-16.140 B.2. is amended to read:

2. In commercial and mixed-use districts, 1 or more outdoor storage containers and storage areas with a total area of up to 250 square feet shall be allowed on a site as of right, subject to the requirements of this section.

Section 11. Section 26-19 "Sign Regulations" is amended to read:

26-19.120 Requirements for commercial and mixed-use districts.

All other titles under this section remain unchanged.

Section 12. Section 26-19.070 A is amended to read:

A. Wall Signs.

1. No part of a wall sign shall extend more than 1/3 of the sign height or 8 feet, whichever is less, above the top of the portion of the building facade that is adjacent to the sign.

2. The thickness of any wall sign shall not exceed 1 foot.

3. The maximum area for the total of all permitted wall signs for any single wall plane shall not exceed ten (10) percent. The wall plane area shall include all window and door areas and shall be measured from the sidewalk or ground line to the building eave line or parapet.

Section 13. Section 26-19.070 D is amended to read:

D. Freestanding Signs

5. The maximum height of a freestanding sign shall be 1/4 of its width.

6. The maximum freestanding sign area is based on the total linear street frontage of the front side of the site as follows:

<u>Street Frontage</u>	<u>Sign Area</u>
Up to 200 ft.	50 sq. ft. per side
200 to 400 ft.	75 sq. ft. per side
Over 400 ft.	100 sq. ft. per side

7. No portion of a freestanding sign shall project above a public right-of-way.

Sections 26-19.070 D.1 through D.4. remain unchanged.

Section 14. Section 26-19.120, is amended to read:

26-19.120 Requirements for commercial and mixed-use districts.

A. Signs in CN and MXN Districts. In CN and MXN districts, signs shall be permitted as specified in Table 26-19.120-1.

B. Signs in C-1, OF and MXD Districts. In C-1 and MXD districts, signs shall be permitted as specified in Table 26-19.120-2.

C. Signs in C-2, CLM, CH and MXC Districts. In C-2, CLM, CH and MXC districts, signs shall be permitted as specified in Table 26-19.120-3.

D. Dwelling Units in Commercial and Mixed-Use Districts.

1. Any dwelling unit in a commercial or mixed-use district may display 1 wall, window, banner or canopy sign, with a maximum area of 5 square feet. No lighting shall be provided for the sign.

2. For mixed-use developments that contain at least 4 dwelling units, 1 additional wall, window, banner or canopy sign, with a maximum area of 10 square feet, shall be allowed for the entire development. This sign shall not be internally illuminated.

Section 15. Table 26-19.120-1, is amended, in title only, to read:

Table 26-19.120-1: Allowed Signs in CN and MXN Districts

Section 16. Table 26-19.120-2, is amended to read:

To review amended Table 26-19.120-2, refer to Exhibit A attached to this staff report.

Section 17. Table 26-19.120-3, is amended to read:

To review the amended Table 26-19.120-3, refer to Exhibit B attached to this staff report.

Section 18. Article III. Zoning Districts. is amended, in title only, to read:

Section 26-33. Commercial and Mixed-Use Districts.

All other title sections remain unchanged

Section 19. Section 26-30 Residential Districts is amended to read:

26-30.140 R-4: Urban Density Residential

All other title sections remain unchanged

Section 20. Table 26-30.010-1, is amended to read:

To review the amended Table 26-30.010-1, refer to Exhibit C attached to this staff report.

Section 21. Table 26-30.020-2, is amended to read:

To review the amended Table 26-30.020-2, refer to Exhibit D attached to this staff report.

Section 22. Section 26-30.140 is added to read:

26-30.140: R-4: Urban-Density Residential

In addition to all other provisions of this chapter, including but not limited to the development standards in Section 26-13 and the development review requirements in Section 26-53, the following provisions shall apply in an R-4 district:

A. Intent. To provide living areas within the City where development provides for very high-density concentrations of dwelling units in various types and styles of housing.

B. Use Regulations. The allowed uses in R-4 districts shall be specified in Section 26-30.010 of this chapter.

C. Development Standards. The development standards in R-4 districts shall be as specified in Section 26-30.020 of this chapter.

Section 23. Section 26-33, is amended, in title only, to read:

Section 26-33 Commercial and Mixed-Use Districts.

26-33.010 Allowed uses in commercial and mixed-use districts.

26-33.020 Development standards for commercial and mixed use districts

26-33.0230 CN: Neighborhood Commercial.

26-33.0340 C-1: Limited Commercial.

26-33.0450 C-2: Intensive Commercial.

26-33.0560 CH: Highway Commercial Corridor.

26-33.0670 CLM: Commercial Light Manufacturing.

26-33.080 OF: Office.

26-33.090 MXD: Downtown Mixed Use.

26-33.100 MXN: Neighborhood Mixed Use.

26-33.110 MXC: Corridor Mixed Use.

Section 24. Section 26-33.010, is amended to read:

26-33.010 Allowed uses in commercial and mixed-use districts.

The uses allowed in commercial and mixed-use districts shall be as shown in Table 26-33.010-1. These uses include:

All other sections of 26-33.010 remain unchanged.

Section 25. Section 26-33.020, is amended to read:

26-33.020 Development standards for commercial and mixed-use districts.

Development standards for commercial and mixed-use districts shall be as shown in Table 26-33.020-1.

All other sections of Section 26-33.020 remain unchanged.

Section 26. Table 26-33.010-1, is amended to read:

To review the amended Table 26-33.010-1, refer to Exhibit E attached to this staff report.

Section 27. Table 26-33.020-1, is amended to read:

To review the amended Table 26-33.020-1, refer to Exhibit F attached to this staff report.

Section 28. Section 26-33.080 is added to read:

26-33.080 OF: Office.

In addition to all other provisions of this chapter, including but not limited to the development standards in Section 26-13 and the development review requirements in Section 26-53, the following provisions shall apply in an MXD district:

A. Intent. To accommodate employment-generating uses that have minimal adverse impacts upon the residential character of immediately adjacent neighborhoods.

B. Use Regulations. The allowed uses in OF districts shall be as specified in Section 26-33.010 of this chapter.

C. Development Standards. The development standards in OF districts shall be as specified in Section 26-33.020 of this chapter.

Section 29. Section 26-33.090 is added to read:

26-33.090 MXD: Downtown Mixed Use.

In addition to all other provisions of this chapter, including but not limited to the development standards in Section 26-13 and the development review requirements in Section 26-53, the following provisions shall apply in an MXD district:

A. Intent. To strengthen the rich mix of commercial and public uses that currently exists in Downtown Oroville, and to provide opportunities for people to live Downtown.

B. Use Regulations. The allowed uses in MXD districts shall be as specified in Section 26-33.010 of this chapter.

C. Development Standards. The development standards in MXD districts shall be as specified in Section 26-33.020 of this chapter.

Section 30. Section 26-33.100 is added to read:

26-33.100 MXN: Neighborhood Mixed Use.

