# Appendix E

# Downtown Zoning Recommendations from Redevelopment Concept Plan 05-2003

# Downtown Zoning Recommendations

The Oroville Redevelopment Concept Plan prepared by Wallace Roberts & Todd, LLC recommends both public space improvements and redevelopment opportunities as a means of capitalizing on the potential of the Feather River and the Oroville Region. The Concept Plan proposes several general use areas that could easily be supported and implemented through the City's Zoning Regulations. The following changes to the Zoning Regulations are recommended to ease this implementation and are organized by Concept Plan designation.

## Public and Institutional

This designation includes the fish hatchery, a site that is currently zoned O Open Space. The existing O District regulations for this area are appropriate.

## Downtown Mixed-Use

This designation includes the downtown and immediate surrounding commercial neighborhoods. Current zoning in this area includes R-P Residential Professional, C-2 Heavy Commercial, C-L-M Commercial/Light Manufacturing, and N-C Neighborhood Commercial. These zoning districts make it difficult to identify the downtown as a unified functional area in terms of both land use and built form.

It is recommended that a new DD Downtown District be established with boundaries that reflect the Downtown Mixed-Use designation in the Concept Plan. As an alternative, a D-O Downtown Overlay could be used to specify a smaller portion of the Downtown Mixed-Use designation in the Concept Plan and fine-tune the existing regulations. In either case, the use regulations and development standards should be revised to reflect the mix of uses and built form envisioned in the Concept Plan. In addition, the current Zoning Regulations does not include a use classification scheme that defines uses. Not only does this make it difficult to establish the land use intent of any district, but also it

makes it difficult for an applicant to determine how his proposal is regulated with respect to use.

Sample regulations for a new DD Downtown District are included at the end of this summary.

## Special Visitor Serving District

Current zoning in this area includes C-2 Heavy Commercial, which is not reflective of the intent of this designation in terms of both land use and built form. It is recommended that a VS-O Visitor Service Overlay be used to fine-tune the existing use and development regulations. The use regulations for the VS-O should permit a wide range of visitor service uses, including: hotels and commercial lodging; visitor-oriented cultural institutions (museums and visitor centers); visitor-oriented retail (local crafts/artists, recreation equipment/provisions, convenience); visitor-oriented business services (tour/guide services, recreation equipment rentals); eating and drinking establishments; ATMs; and parks and recreation uses. Prohibited uses should include: automobile/ vehicle/equipment sales and services, excluding a gas station.

The development regulations for the VS-O should establish a 50-foot height limit for buildings, but permit taller buildings with a Conditional Use Permit. Larger setbacks and extensive planting of landscaped areas should be required to incorporate the surrounding open space and to buffer the area from the adjacent residential neighborhood.

## Neighborhood Commercial

The City's existing N-C Neighborhood Commercial regulations are adequate to address this designation in the Concept Plan. It is recommended that minimum lot size be reduced from 6,000 square feet to 4,000 square feet, and that the minimum lot width be reduced from 60 feet to 40 feet. Mini warehouses should not be permitted.

## Multi-family Residential

The City's existing R-3 High-Density Residential regulations are adequate to address this designation in the Concept Plan. It is recommended that neighborhood-serving small scale retail and service uses be permitted in this district in mixed-use buildings. The use

regulations from the C-1 Restricted Commercial District would be appropriate here. At the very least, small-scale convenience commercial uses should be permitted at key intersections.

## Single-family Residential

The City's existing R-1 Single-Family Residential regulations are adequate to address this designation in the Concept Plan. It is recommended that small-scale convenience commercial uses be permitted at key intersections.

## Open Space and Parks

The City's existing O Open Space regulations are adequate to address this designation in the Concept Plan. It is important that development and land uses in this designation be of low intensity and incorporate the natural landscape as much as possible. An appropriate FAR for buildings would be 0.1.

## Chapter 26-64A: Downtown District (Sample)

## Sections:

26.64A.010 Specific Purposes

26.64A.020 Land Use Regulations

26.64A.030 Development Regulations

26.64A.040 Review of Plans

*This chapter establishes regulations for a new DD Downtown District. This district could be used to rationalize the current zoning scheme as it affects the downtown area by integrating the existing R-P Residential Professional, C-1 Restricted Commercial, and C-2 Heavy Commercial districts.*

### 26.64A.010 Specific Purposes

The specific purposes of the DD Downtown District are to:

A. Encourage, support, and enhance the downtown area as a mixed use urban center of regional importance and a primary hub for business, government, retail, and entertainment.

B. Encourage quality and variety in building and landscape design as well as compatibility in use and form.

C. Establish appropriate standards for reviewing proposals for new development and redevelopment, where appropriate, in the downtown area.

The additional purposes of the DD Downtown District are:

To maintain and enhance the downtown area as a mixed use commercial center that reflects smaller-scale, pedestrian-oriented development with continuous street frontage and a mix of uses. The downtown area should also provide additional housing opportunities. Typical uses include retail, services, housing, office, open space, eating and drinking establishments, and smaller scale public and recreation and entertainment uses. Future development shall be of a pedestrian-oriented commercial or mixed use nature, serving both the City and Region.

## 26.64A.020 Land Use Regulations

Schedule 26.64A.020 below prescribes the land use regulations for the DD Downtown District. Uses designated by a "P" are permitted uses. Uses designated by an "L" are limited uses which are permitted, but subject to the numbered limitations at the end of Schedule 26.64A.020. Uses designated by a "C" are conditional uses. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

*The use classifications in the schedule below are based on the new North American Industrial Classification System (NAICS). While definitions are not provided here, the use classifications are intended to be self-explantory.*

**Schedule 26.64A.020: Use Regulations – DD Downtown District**

| *Use Classifications* | *DD* |
|---|---|
| ***Residential Uses*** | |
| Family day care homes | |
| Small family day care | P |
| Large family day care | P |
| Permanent residential | |
| Single family | P |
| Single family with secondary dwelling | L1 |
| Two family | P |
| Multiple family | P |
| Residential care facilities | |
| Small residential care facilities | P |
| Residential care apartment facilities | P |
| Service-enriched housing | |
| Service-enriched housing rooming facilities | C |
| Service-enriched housing apartment facilities | C |
| Transitional housing | |
| Transitional housing rooming facilities | C |
| Transitional housing apartment facilities | C |
| ***Public and Semipublic Uses*** | |
| Clubs or lodges | P |
| Cultural institutions | P |
| Day Care | C |
| Government offices and facilities | |
| Small-scale | C |
| Hospitals and clinics | C |
| Parks and recreation | P |
| Public maintenance facilities | C |
| Public service and administrative facilities | C |

**Schedule 26.64A.020: Use Regulations – DD Downtown District**

| *Use Classifications* | *DD* |
|---|---|
| Religious assembly | L2 |
| Schools, public or private | C |
| ***Commercial Uses*** | |
| Alcoholic beverage sales | C |
| Ambulance services | L2 |
| Animal sales and services | P |
| Automobile/vehicle/equipment sales and services | |
| Automobile rentals | L3,4 |
| Gas station and other light vehicle service | L5 |
| Banks and other financial institutions | L3,6 |
| Bed and breakfast establishment | P |
| Business services | P |
| Catering businesses | P |
| Eating and drinking establishments | |
| Full service | L6 |
| Limited service | L6 |
| With live entertainment | C |
| With outdoor seating | C |
| Food and beverage sales | L3 |
| Hotels and commercial lodging | C |
| Joint Living and Working Quarters | C |
| Maintenance and repair services | P |
| Nurseries and garden supply stores | L3,7 |
| Offices | P |
| Parking facilities | C |
| Pawn shops | C |
| Personal instructional services | L3 |
| Personal services | L3 |
| Recreation and entertainment | |
| Small-scale | L3 |
| Retail sales | L3 |
| Undertaking, funeral and interment services | C |
| ***Industrial Uses*** | |
| Productions industry | |
| Artisan | C |
| ***Transportation, Communication, and Utilities*** | |
| Communications facilities | P |
| Transmission towers | C |

***Specific Limitations***

L1 Conditional Use Permit required on substandard lot.

L2 Not permitted as a principal ground floor use.

L3 Permitted on the ground floor in a mixed use building if occupying less than 2,500 sq. ft.; more space requires a CUP.

L4 No outdoor storage or washing of cars.

L5 Requires design review.

L6 No drive-through facilities permitted.

L7 Permitted subject to performance standards, design criteria, and limitations on outdoor storage screening and buffering.

## 26.64A.030 Development Regulations

Schedule 26.64A.030 below prescribes the development regulations for the DD Downtown District, including building scale, building form and location, pedestrian orientation, vehicle accommodation, and other standards. The letter designations in right-hand column refer to the additional regulations listed at the end of Schedule 26.64A.030.

**Schedule 26.64A.030: Development Regulations – DD Downtown District**

| *Standards* | *DD* | *Additional Regulations* |
|---|---|---|
| ***Building Scale – Intensity of Use*** | | |
| Minimum Lot Area (sq. ft.) | 4,000 | |
| Minimum Lot Dimensions (ft.) | | |
| Width | 25 | |
| Frontage | 25 | |
| Base FAR | 2.0 | |
| Maximum FAR | 4.0 | (A) |
| ***Building Form and Location*** | | |
| Maximum Building Height (ft.) | 50 | (B) |
| Sky Plane Adjacent to R Districts (above 15 ft.) | 45° | (C) |
| Minimum Yards (ft.) | | |
| Front | -- | (D) |
| Side and Rear | 18 adjacent to an R district, 10 of which shall be buffer planting area. | |
| Corner Side | 5 | (E) |
| Build-to Lines (Percent of building frontage to sidewalk) | 70 | |
| ***Pedestrian Orientation*** | | |
| Shopfront Continuity | Yes | (F) |
| Building Transparency (Percent of street frontage with openings into occupied space) | 75 | (G) |
| Depth of Streetfront Retail Space (ft.) | 20 | |
| Limitations on Non-Retail Space | Yes | (H) |
| Limitations on Blank Walls | Yes | (I) |
| ***Vehicle Accommodation – Driveways and Parking*** | | |
| Driveway Restrictions | Yes | (J) |
| Location of Parking | Yes | (K) |
| Parking Lot Landscaping | Yes | (L) |
| Pedestrian Walkways | Yes | (M) |
| Truck Docks; Loading and Service Areas | Yes | (N) |
| ***Other Standards*** | | |
| Buffering Adjacent to R Districts | Yes | (O) |
| Accessory Structures and Uses | *See Chapter 26-45* | |
| Landscaping | *See Chapter 26-49A* | |

**Schedule 26.64A.030: Development Regulations – DD Downtown District**

| *Standards* | *DD* | *Additional Regulations* |
|---|---|---|
| Nonconforming Buildings and Uses | | *See Chapter 26-82* |
| Off-Street Parking and Loading | | *See Chapter 26-49* |
| Signs | | *See Section 26-200* |

A. ***Maximum FAR.*** The maximum FAR is 2.0 for residential uses, 2.0 for nonresidential uses, and 4.0 in a mixed use development. FAR exceeding the base may be allowed with approval a Conditional Use Permit up to the maximum FAR. Where the base and maximum FAR are the same, no additional review is required.

B. ***Maximum Building Height.*** Projections above the maximum height limit may be permitted subject to review.

C. ***Skyplane Encroachments.*** Encroachments into the skyplane may be permitted subject to review.

D. ***Front Yards.*** Within 50 feet of a residential district boundary, the setback required shall be that of the adjacent district. At least 50 percent of the front yard setback shall be planted. All yards shall be unobstructed and landscaped or paved for vehicular or pedestrian access.

E. ***Corner Side Yards.*** Within 50 feet of a residential district boundary, the setback required shall be that of the adjacent district. At least 50 percent of the corner side setback shall be planted. All yards shall be unobstructed and landscaped or paved for vehicular or pedestrian access.

F. ***Shopfront Continuity.*** At least 70 percent of first floor building space along the principal building frontage shall have a retail storefront appearance. The shopfront continuity standard may be reduced to 50 percent in shopping centers to account for non-retail space used for commercial recreation and entertainment or eating and drinking establishments. This requirement represents an average of the complete perimeter.

G. ***Transparency.*** Views shall be provided by windows, window displays at least 3 feet deep, or doors in a zone of transparency of between 2 to 8 feet above grade. Glass block shall not be considered transparent. Building transparency may be reduced by 10 percent where building frontage exceeds of 80 feet. Exceptions for individual buildings in a shopping center or for unique uses, such as cinemas, may be approved.

H. ***Non-Retail Space.*** Non-pedestrian-oriented uses shall be located on upper floors, in separate structures located at the rear of a retail building, or on the ground floor provided streetfront retail space with a minimum depth of 20 feet is provided. No more than 50 percent of the principal building frontage shall include non-retail space on the ground floor.

I. ***Blank Walls.*** No unadorned blank walls greater than 15 feet in length, excluding garage doors, shall be permitted on the streetfront. Building surfaces over 24 feet in height or 50 feet in length shall include an offset, recess, or projection providing shadows or visual interest for at least 25 percent of the frontage.

J. ***Driveway Restrictions.*** Access shall be from a side street or alley wherever possible, but not from a residential street where alternate access is available.

K. ***Location of Parking.*** Parking shall be located at the rear of the site or at the side of the building, except for drop-off areas which may be at the entry.

L. ***Parking Lot Landscaping.*** Shade trees shall be provided at a ratio of 1 tree for every 6 spaces. A minimum of 10 percent of a surface parking lot shall be landscaped accompanied by an irrigation system that is permanent, below-grade, and activated by automatic timing controls.

*M.* ***Pedestrian Walkways.*** Clearly defined and lighted walkways, at least 4 feet wide, shall be provided between the main building entry and a public sidewalk, separated from on-site circulation and parking areas by landscaping, a change in paving material or a change in elevation.

N. ***Truck Docks; Loading and Service Areas.*** These facilities shall be located at the side of buildings or in the rear of the site and screened so as not to be visible from public streets. Where a building abuts an R district, the preferred location of these facilities shall be the side away from the R district boundary.

O. ***Buffering Adjacent to R Districts.*** A planted buffer yard shall be required wherever a site abuts a R district. Buffer yard planting may be located in a required setback area.

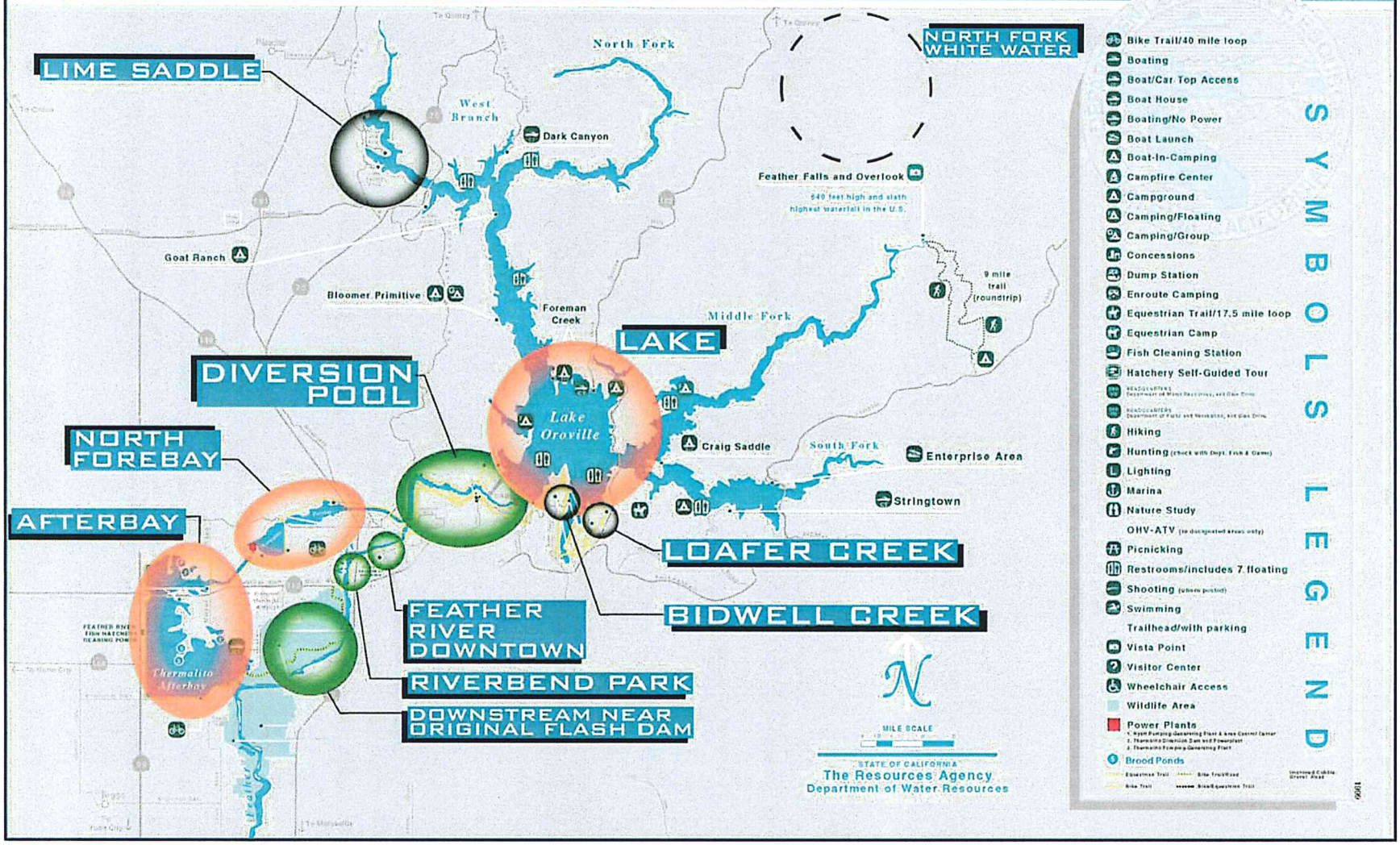
**26.64A.040 Review of Plans**

All development is subject to development review pursuant to Article IV: Site Plan and Development Review. Certain development may also require design review.

# Appendix F

# Analysis Figures from Redevelopment Concept Plan 05-2003

# Lake Oroville State Recreation Areas

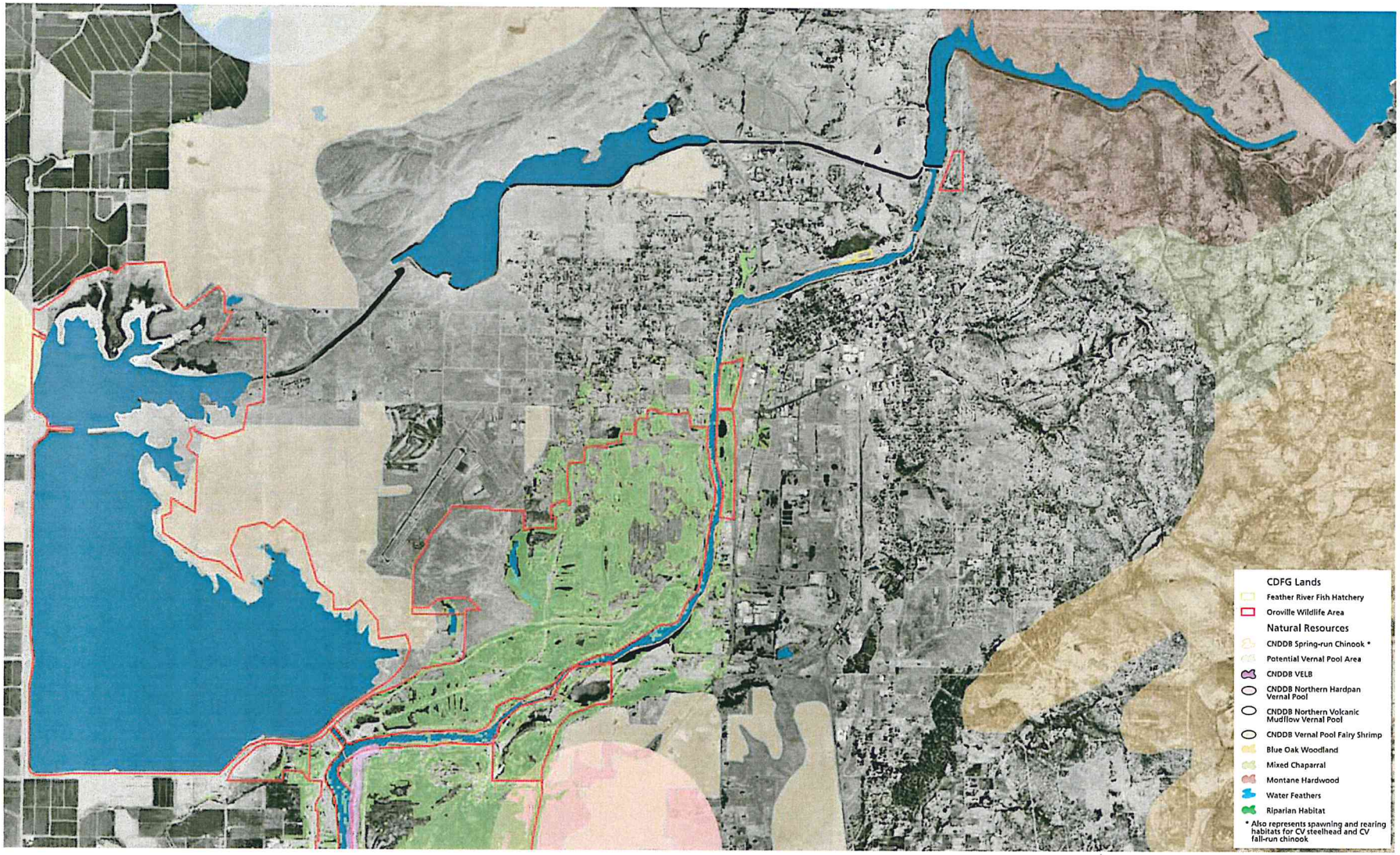



OROVILLE WATERFRONT REDEVELOPMENT CONCEPT PLAN

# REGIONAL RECREATION CONCEPT


Prepared by:
Wallace Roberts & Todd
Economic Research Associates
Environmental Science Associates
Land Image


May, 2003




OROVILLE WATERFRONT REDEVELOPMENT CONCEPT PLAN

# REGIONAL ECOLOGICAL SUMMARY

0 0.5 1.0MI

WRT

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Environmental Science Associates
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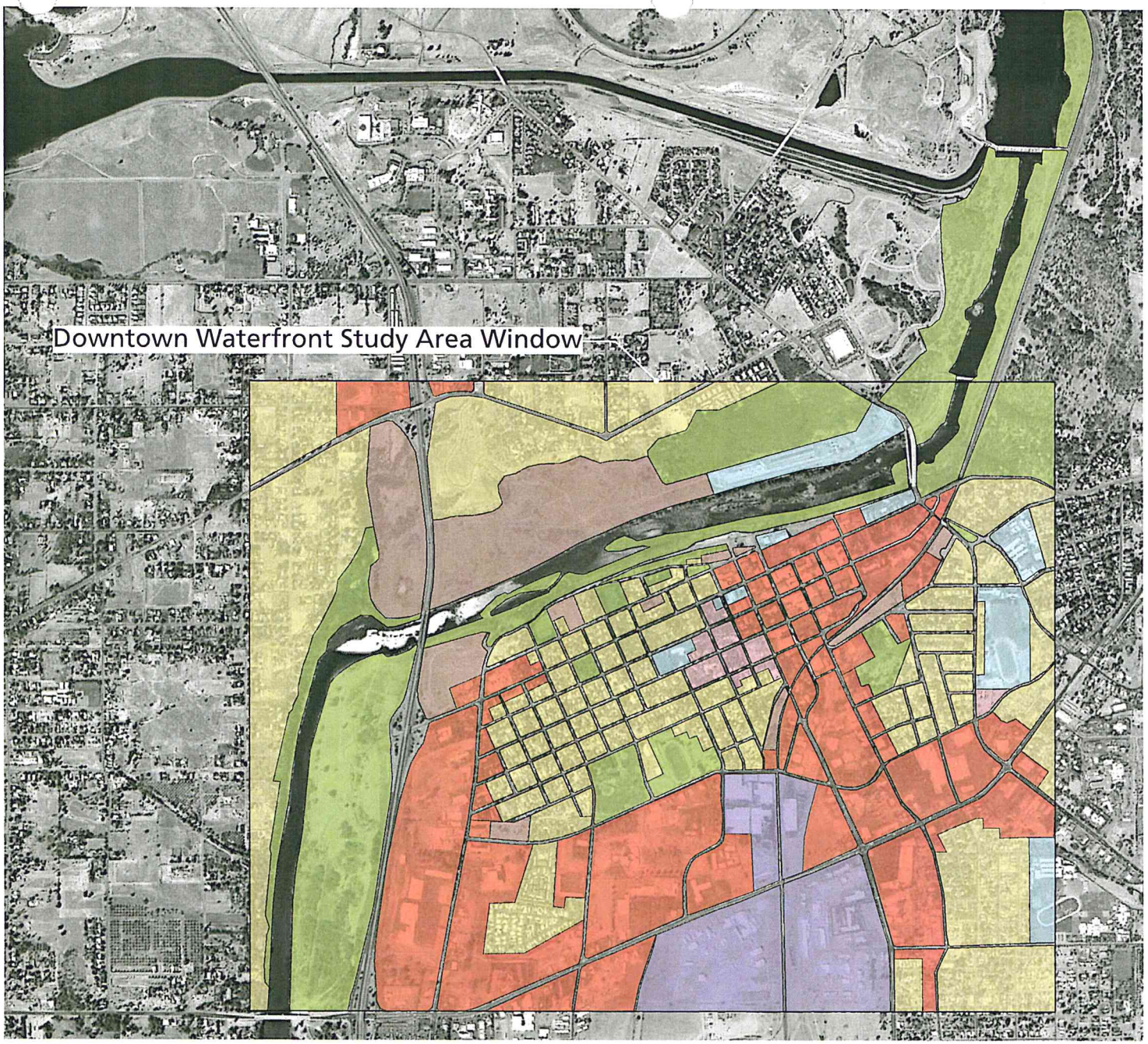
May, 2003



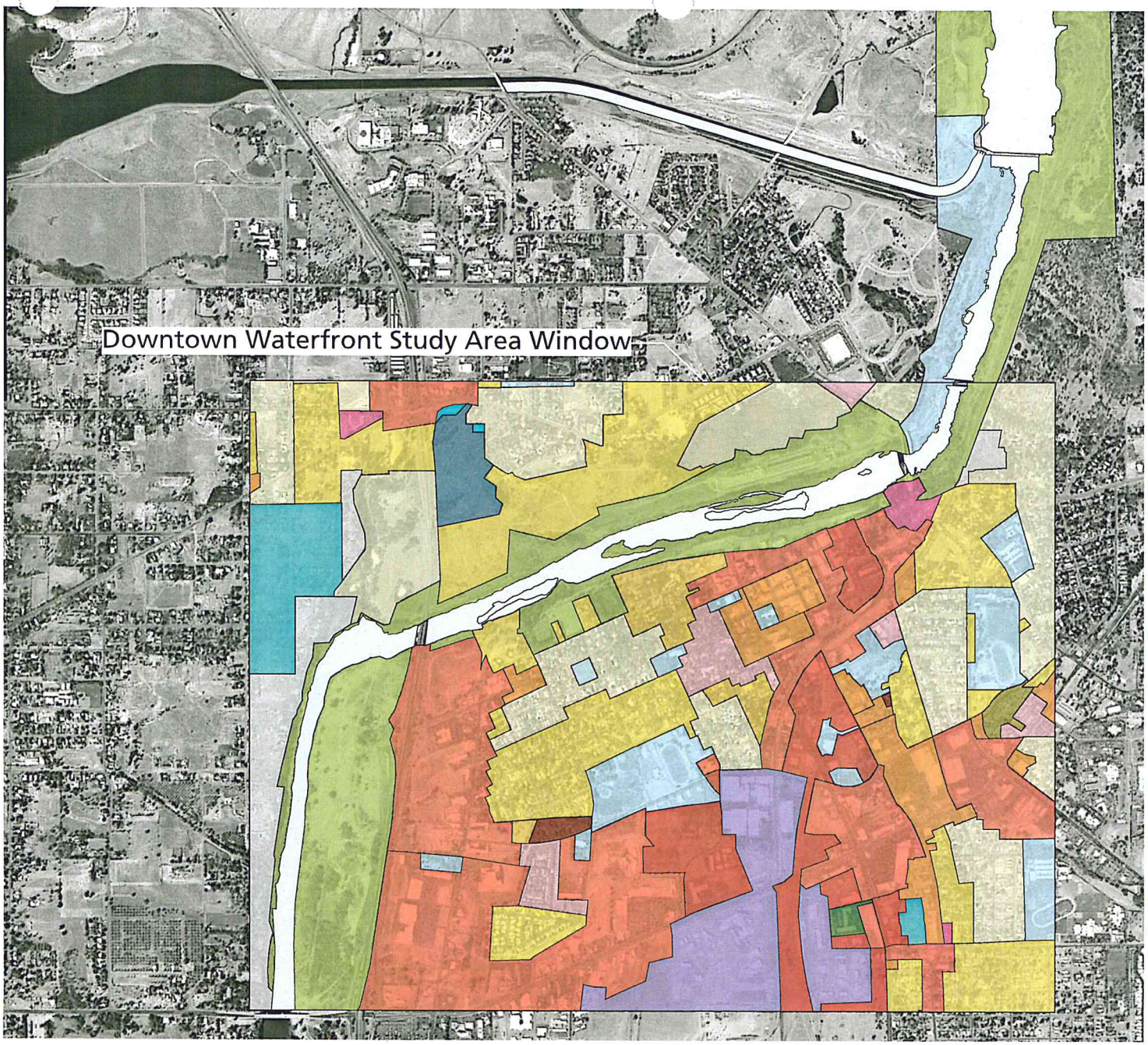

OROVILLE WATERFRONT REDEVELOPMENT CONCEPT PLAN

# EXISTING LAND USE (PRELIMINARY, BASED ON FIELD OBSERVATION, AERIAL PHTO, AND CITY MAPS)

SCALE: 1"=500'
0 500 1000 1500 ft

Prepared by:
Wallace Roberts & Todd
Economic Research Associates
Environmental Science Associates
Land Image

May, 2003




OROVILLE WATERFRONT REDEVELOPMENT CONCEPT PLAN

# ZONING

SCALE: 1"=500'
0 500 1000 1500 ft

WRT

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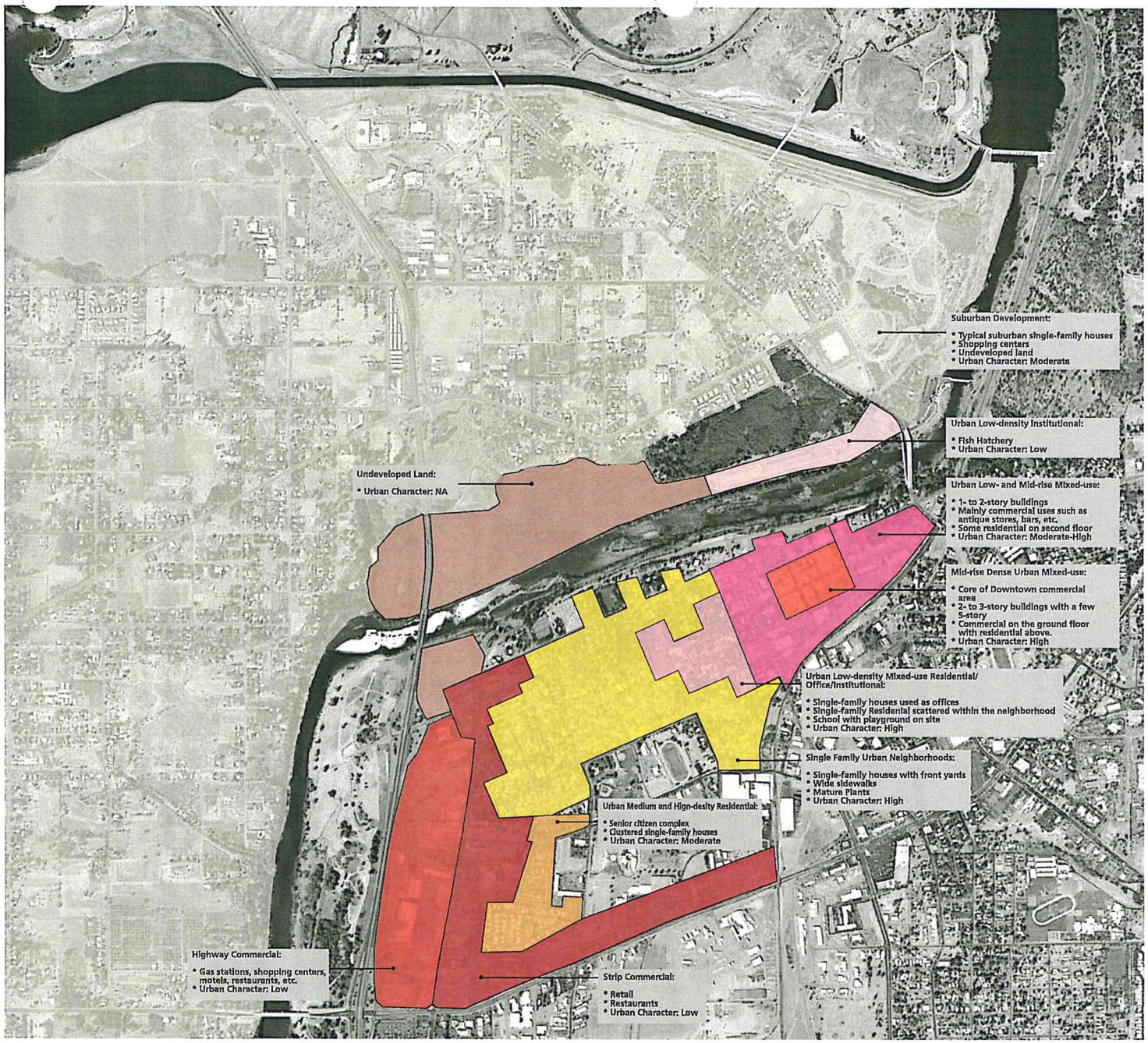
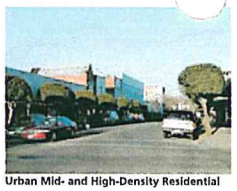
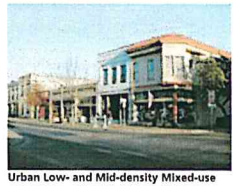
May, 2003





Urban Mid- and High-Density Residential


Urban Low- and Mid-density Mixed-use

Single Family Urban Neighborhoods

Urban Low-Density Mixed Residential/ Office/Institutional

Highway Commercial

Strip Commercial

Undeveloped Land

OROVILLE WATERFRONT REDEVELOPMENT CONCEPT PLAN

# URBAN CHARACTER

SCALE: 1"=500'
0 500 1000 1500 ft

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May, 2003

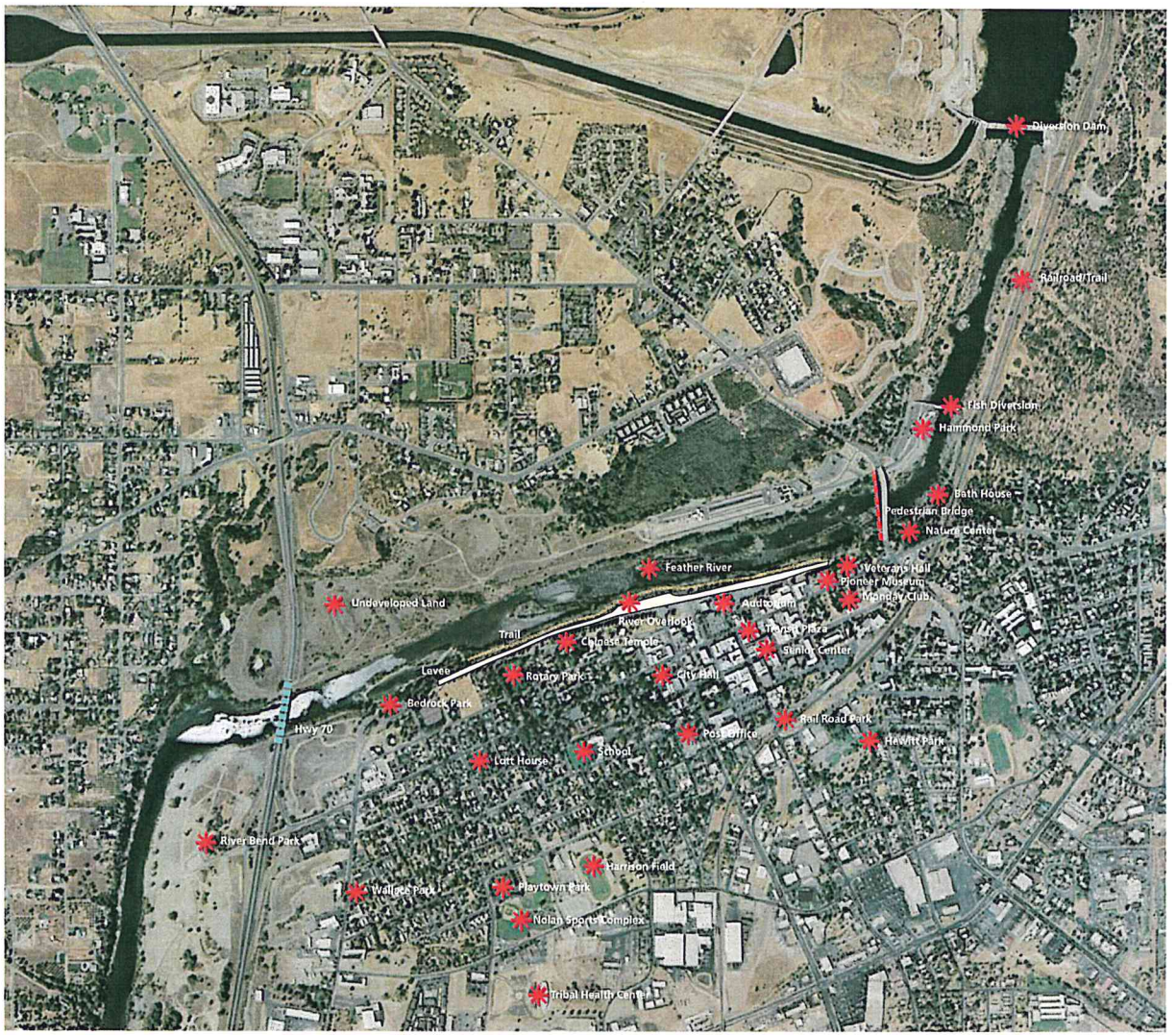
Bedrock Park

Rotary Park

Class I Trail

River Overlook

School Playground



Diversion Dam

Fish Diversion

Railroad / Trail

Pedestrian Bridge

Auditorium

Highway 70

Feather River Fishing

Undeveloped Land

Riverbend Park

Chinese Temple

Post Office

Levee Top

OROVILLE WATERFRONT REDEVELOPMENT CONCEPT PLAN

# SITE FEATURES

SCALE: 1"=500'
0 1000 1500 ft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Environmental Science Associates
Land Image


May, 2003