



Willows Planning Commission Special Meeting

Planning Commission
Keith Corum, Chair
Michael McNeil, Vice Chair
Robyn Nygard, Commissioner
Sherry Brott, Commissioner
Jesse Powell, Commissioner

City Planner
Delanie Garlick

City Clerk
Karleen Price

201 North Lassen Street
Willows, CA 95988
(530) 934-7041

July 29, 2026
Willows City Hall
6:00 PM

Agenda

Watch online via Zoom: <https://us06web.zoom.us/j/89853092203>

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If you have documents you would like to submit to the Planning Commission, please deliver or mail them to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: planning@cityofwillows.org.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. CHANGES TO THE AGENDA

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

All items on the Consent Calendar are considered routine and may be approved with a single vote unless removed for separate discussion by the Chair and Commissioners. Individuals wishing to speak on Consent items or matters not on the agenda are asked to complete a Speaker Card and submit it to the City Clerk. All remarks shall be directed to the Chair and Commissioners and are limited to three minutes. By law, the Commission cannot discuss or take action on items not listed on the posted agenda.

6. DISCUSSION & ACTION CALENDAR

All matters on the Discussion & Action calendar will be discussed and acted on individually. Individuals wishing to speak on these items are asked to complete a Speaker Card and submit it to the City Clerk. Comments should be directed to the Chair and Commissioners and are limited to three minutes. By law, the Commission cannot discuss or take action on items not listed on the posted agenda.

a. Zoning Ordinance Update – Title 18

Recommended Action: Receive the staff report and attachments, review and discuss the proposed amendments to Title 18 of the Willows Municipal Code, receive input from the City Council, and provide direction to staff regarding any revisions to be incorporated into the draft.
Contact: planning@cityofwillows.org

7. COMMENTS & REPORTS

a. Commission Comments & Reports

b. Staff Comments & Reports

8. ADJOURNMENT

This agenda was posted on July 24, 2026.

Karleen Price, City Clerk

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at www.cityofwillows.org.

In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). The public should contact the City Clerk's office at (530) 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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PUBLIC COMMENT & CONSENT CALENDAR FORUM



DISCUSSION & ACTION CALENDAR



Date: July 29, 2026

To: Planning Commission

From: Joe Bettencourt, Community Development & Service Director
Amy Rossig and Delanie Garlick, City Planners

Subject: Zoning Ordinance Update – Title 18

Recommendation:

Receive the staff report and attachments, review and discuss the proposed amendments to Title 18 of the Willows Municipal Code, receive input from the City Council, and provide direction to staff regarding any revisions to be incorporated into the draft.

Rationale for Recommendation:

Joint review by the Planning Commission and City Council will allow the proposed amendments to be discussed and refined before the Planning Commission considers a formal recommendation. Staff will incorporate the direction received and return to the Planning Commission on August 4, 2026, with the proposed final draft and recommending resolution.

Background:

Harris & Associates has been retained to update Title 18 of the Willows Municipal Code. Title 18 establishes the City's zoning regulations, development standards, land-use requirements, and review procedures. The update process began with a joint City Council and Planning Commission workshop held on July 10, 2025. Key concerns and priorities identified during that workshop included:

The existing code is overly restrictive, outdated, and not sufficiently user- or business-friendly.

The sign regulations are complex and unnecessarily restrictive.

The code lacks effective enforcement mechanisms.

Architectural review requirements are overly rigid and expansive and do not provide sufficient opportunities for administrative approval.

The code lacks flexibility regarding permitted and conditionally permitted uses.

The code does not include clear standards for food trucks and similar mobile vending activities.

Building on this input, a community workshop was held on December 4, 2025. Key themes identified during the workshop included the organization of the Municipal Code, permitted and conditionally permitted uses, and inconsistencies between the General Plan and the existing zoning regulations.

On April 30, 2026, a joint Planning Commission and City Council workshop was held to review the draft Title 18 update through Chapter 18.105, Planned Development Combining District. A second joint workshop was held on May 19, 2026, to continue review of the proposed amendments. Comments and direction received through these meetings, workshops, and written submissions have been incorporated into the current draft.

Discussion & Analysis:

Based on the cumulative feedback received through workshops, community outreach, written comments, and discussions with the Planning Commission and City Council, the proposed amendments to Title 18 have been refined and are presented for further review.

The attached redlined draft identifies the proposed additions, deletions, revisions, and organizational changes to the existing zoning regulations. The redlined document is intended to serve as the working draft for the Planning Commission and City Council's review. A separate summary of the principal changes is also included to assist in identifying the major policy, procedural, and organizational revisions. The most significant proposed modifications include the following:

1. Formatting and Organization

Title 18 has been reorganized into a more logical and intuitive format. Related provisions have been grouped together, duplicative language has been reduced, and the overall structure has been revised to make the zoning regulations easier for staff, applicants, decision-makers, and members of the public to understand and use.

2. Summary Tables

Summary tables have been added to clearly identify permitted and conditionally permitted uses within each zoning district. Additional tables identify the appropriate approving authority and review process for various permits and entitlements. These changes are intended to improve readability, reduce uncertainty, and streamline interpretation and administration of the code.

3. Definitions

New definitions have been added and existing definitions have been revised to clarify terminology and promote consistent application of the zoning regulations. These changes are intended to improve both the usability and enforceability of Title 18.

4. Sign Regulations

The sign regulations have been revised to simplify requirements, remove unnecessary restrictions, clarify approval procedures, and provide greater flexibility while continuing to protect community appearance and public safety.

5. Objective Design Standards

Objective and measurable design standards have been incorporated to provide clearer expectations for applicants and decision-makers. These standards are intended to streamline project review and allow greater use of administrative approvals where appropriate.

6. Permitted Uses and Review Procedures

Permitted and conditionally permitted uses have been reviewed and updated to better reflect current development patterns, business activities, and community needs. Approval procedures have also been revised to clarify when administrative review, Planning Commission consideration, or City Council action is required.

The purpose of this meeting is to allow the Planning Commission and City Council to review the proposed amendments together, discuss remaining policy considerations, and determine whether any provisions should be revised, clarified, added, or removed. This discussion provides an opportunity to identify areas of agreement or disagreement before the Planning Commission adopts its formal recommendation. Discussion should focus on whether the proposed regulations appropriately balance flexibility, economic development, neighborhood compatibility, administrative efficiency, enforceability, and consistency with the General Plan.

Environmental Review

This action is not subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15378(b)(5), as it consists of organizational or administrative activities of governments that will not result in direct or indirect physical changes to the environment. Additionally, the project is exempt from the preparation of environmental documentation pursuant to the common sense exemption of State CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This Zoning Ordinance update will not directly permit or approve any specific development projects. Rather, future projects submitted under this ordinance will be reviewed independently and subject to individual CEQA compliance as they occur.

Consistency with Council Priorities and Goals:

This action supports the Council's goals of completing and refining the Municipal Code to better facilitate business growth and efficient governance.

Fiscal Impact:

The City Council has previously approved an agreement and contract for services to complete the Municipal Code Zoning Ordinance update.

Attachments:

- Attachment 1: Redline of Title 18
- Attachment 2: Summary of Changes

Title 18

ZONING

Chapters:

- 18.05 Purpose and Effect of Zoning Plan
- 18.10 Designation and Establishment of Districts
- 18.15 Enforcement
- 18.20 Amendments
- 18.25 Definitions
- 18.30 R-1 Single-Family Residential District
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- 18.40 R-3 High Density Residential District
- 18.45 R-P Multiple Residence-Professional Office District
- ~~18.50 E-Entryway District~~
- 18.55 CC Central Commercial District
- 18.60 ~~CGGC~~ General Commercial District
- 18.65 ~~CHHC~~ Highway Commercial District
- 18.70 ~~MLLI~~ Light Industrial District
- 18.75 ~~MHHI~~ Heavy Industrial District
- 18.80 OS Open Space District
- 18.85 AG Agriculture General District
- 18.90 A Agricultural Combining District
- 18.95 PF Public Facilities District
- 18.100 F Frontage Combining District
- 18.105 PD Planned Development Combining District
- 18.110 General Provisions and Exceptions
- 18.115 Adult Entertainment Business Regulations
- 18.117 Marijuana Cultivation
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- 18.125 Comprehensive Sign Law
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Chapter 18.05

PURPOSE AND EFFECT OF ZONING PLAN

Sections:

- 18.05.010 Enactment.
- 18.05.020 Reference.
- 18.05.030 Purpose.
- 18.05.040 Application.
- 18.05.050 Conformance required.

18.05.010 Enactment.

There is hereby adopted a zoning ordinance which constitutes the land use regulation law for the city based upon the adopted general plan. [Ord. 632-91 § 1.01, 10-22-91].

18.05.020 Reference.

This title shall be known and may be cited as the Willows zoning ordinance. [Ord. 632-91 § 1.02, 10-22-91].

18.05.030 Purpose.

This title is adopted to provide reasonable protective regulations designed to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare, and to protect the established character and the social and economic stability of agricultural, residential, commercial, industrial and other types of improved areas, and to assist in providing a definite comprehensive plan for sound and orderly development, and to guide and regulate such development consistent with the general plan and the objectives and standards set forth therein. [Ord. 632-91 § 1.03, 10-22-91].

18.05.040 Application.

This title is intended to apply to all private, public, quasi-public, institutional, and all other lands, buildings and structures within the incorporated area of the city. [Ord. 632-91 § 1.04, 10-22-91].

18.05.050 Conformance required.

No building or structure shall be erected or reconstructed, moved, altered or located, nor shall any building or land be used for any purpose other than as permitted by and in conformance with this title and all other ordinances, laws and maps referred to herein. [Ord. 632-91 § 1.05, 10-22-91].

Chapter 18.10

DESIGNATION AND ESTABLISHMENT OF DISTRICTS

Sections:

- 18.10.010 Districts.
- 18.10.020 Combining district.
- 18.10.030 Zoning map.
- 18.10.040 Regulations adopted.
- 18.10.050 Boundaries.
- 18.10.060 Provisions as minimum requirements.
- 18.10.070 Relationship to other regulations and to private restrictions.
- 18.10.080 Amendment to zoning map.
- 18.10.090 Zoning map and amendments.

18.10.010 Districts.

The several classes of general districts hereby established and into which the city is or may be divided are designated as follows:

R-1	Single-Family Residential District
R-2	Two-Family Residential District
R-3	High Density Residential District
R-P	Multiple Residence-Professional Office District
E	Entryway District
CC	Central Commercial District
CGGC	General Commercial District
CHHC	Highway Commercial District
MLLI	Light Industrial District
MHHI	Heavy Industrial District
OS	Open Space District
AG	Agriculture General District
PF	Public Facilities District

[Amended during 2009 recodification; Ord. 632-91 § 2.01, 10-22-91].

18.10.020 Combining district.

In addition to the foregoing classes of districts, certain combining districts are established and are designated as follows:

A	Agricultural Combining District
F	Frontage Combining District
PD	Planned Development Combining District

[Amended during 2009 recodification; Ord. 632-91 § 2.02, 10-22-91].

18.10.030 Zoning map.

The classes of district and certain combinations thereof as designated in WMC 18.10.010 and 18.10.020 and the regulations pertaining thereto are hereby applied to the land areas of the city, as delineated on the zoning map of the city of Willows, and the land areas designated thereon shall be subject to the provisions and regulations of this title. Said zoning map shall constitute WMC 18.10.090. [Ord. 632-91 § 3.01, 10-22-91].

18.10.040 Regulations adopted.

The specific regulations as herein set for governing the use of land and improvements in each separate district and the general regulations as set forth in Chapters 18.110, 18.115 and 18.120 WMC which are applicable to the separate districts are hereby adopted and declared to be in effect upon all lands included within the separate districts as the same are delineated on the zoning map. [Ord. 632-91 § 3.02, 10-22-91].

18.10.050 Boundaries.

Where uncertainty exists as to the boundaries of any of the aforesaid districts as shown on said zoning map, the following rules shall apply:

- (1) Lands not included within the boundaries of any district on the zoning map shall constitute R-1 districts, and the lands hereafter annexed to the city shall constitute R-1 districts unless rezoned or until classified otherwise by amendment of the zoning map.
- (2) Where district boundaries are indicated as approximately following street and alley lines, such street and alley lines shall be construed to be such boundaries.
- (3) Where district boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.
- (4) In unsubdivided property and where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by use of the scale appearing on the zoning map.
- (5) A symbol indicating the classification of property on the zoning map shall in each instance apply to the whole of the area within the district boundaries.
- (6) Where a public street, alley or parcel of land is officially vacated or abandoned, the regulations applicable to abutting property shall apply equally to such vacated or abandoned street or alley.
- (7) Where on land ownership is divided by a district boundary, the total ownership may be placed in either district if a variance is granted.
- (8) In case further uncertainty exists, the planning commission, upon written application or upon its own motion, shall determine the location of such boundaries. [Ord. 632-91 § 3.03, 10-22-91].

18.10.060 Provisions as minimum requirements.

In interpreting and applying the provisions of this zoning ordinance, unless otherwise stated, they shall be held to be the minimum requirements for the promotion and protection of the public safety, health and general welfare. [Ord. 632-91 § 3.04, 10-22-91].

18.10.070 Relationship to other regulations and to private restrictions.

- (1) When conflict may occur between the regulations of this title and any building code or other regulations effective within the city, the more restrictive of any such regulations shall apply.
- (2) It is not intended that this title shall interfere with or abrogate or annul any easement, covenant or other agreement now in effect; provided, however, that where this title imposes greater restrictions than are imposed or required by other ordinances, rules or regulations, or by easements, covenants or agreements, the provisions of this title shall apply. [Ord. 632-91 § 3.05, 10-22-91].

18.10.080 Amendment to zoning map.

The aforesaid classes of districts and certain combinations thereof may be established by ordinance insofar as the locations and boundaries thereof are set forth and indicated by written description or on various zoning amendment

maps which may hereafter be filed and adopted and which show the designations. Said maps and all notations, references, data and other information shown thereon shall become a part of this title and subject hereto. All such written descriptions or maps shall be designated as subsections of WMC 18.10.090. [Ord. 632-91 § 3.06, 10-22-91].

18.10.090 Zoning map and amendments.

The zoning map of the city of Willows constitutes this section. The map shall be entitled "Zoning Map City of Willows, July 2000, Ordinance No. 664-00." [Ord. 664-00, 6-27-00; Ord. 632-91 § 3.07, 10-22-91].

Chapter 18.15 ENFORCEMENT

Sections:

- 18.15.010 Enforcement, compliance by city employees.
- 18.15.020 All officers so charged.
- [18.15.030 Enforcement Action.](#)
- ~~18.15.03040~~ Penalty provisions.
- ~~18.15.04050~~ Violation a nuisance – Abatement.
- ~~18.15.05060~~ Remedies not exclusive.

18.15.010 Enforcement, compliance by city employees.

All departments, officials and public employees of the city which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this title and shall issue no permit or license for uses, building, or purposes where the same would be in conflict with the provisions of this title. [Ord. 632-91 § 4.01, 10-22-91].

18.15.020 All officers so charged.

It shall be the duty of the ~~building inspector and of the~~ officers [or public employees](#) of the city herein and/or otherwise charged by law with the enforcement of ordinances of the city to enforce this title and all the provisions of the same. [Ord. 632-91 § 4.02, 10-22-91].

[18.15.030 Enforcement Action.](#)

[Should the officers or public employees of the city determine that real property within the city is being used in violation of the provisions of this title, the following procedures for initiation enforcement action will apply:](#)

[\(1\) Notice of Violation. The officers or public employees of the city shall provide the record owner of the subject site and any person in possession or control of the site with a written notice of violation that includes the following:](#)

[\(a\) A description of each alleged violation and citation to each applicable provision of this title. A single notice of violation may include one or more separate violations;](#)

[\(b\) A time limit for correcting each violation;](#)

[\(c\) A statement that the city intends to impose penalties authorized by this chapter if the violation or violations are not corrected;](#)

[\(d\) A statement that the property owner may request and be provided a
with the director or designee to discuss methods and timeframes for correcting the violation or violations.](#)

[\(2\) Time Limit for Correction.](#)

[\(a\) The notice of violation shall state that the violation shall be corrected within 30 days from the date of the notice to avoid further enforcement action by the city.](#)

[\(b\) The 30-day time limit may be extended by the director upon determining that the responsible party will likely correct the violations within a reasonable time period.](#)

[\(c\) The director may require through the notice of violation that the correction occur within less than 30 days if the violation constitutes a hazard to public health or safety.](#)

[\(d\) If any violation is not corrected within the time allowed, each violation shall constitute a separate violation. In addition, each day that a violation is committed, exists, or continues after](#)

expiration of the correction period shall constitute a separate and distinct violation subject to all applicable enforcement actions and penalties.

(3) Use of Other Enforcement Procedures. Additional enforcement remedies available to the city may be employed by the director or designee after or instead of the provisions of this section where it is determined that this section would be ineffective in securing the correction of the violation within a reasonable time.

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18.15.03040 Penalty provisions.

(1) It shall be unlawful for any person to violate any ~~of the~~ provisions of this title or to fail to comply with any of the requirements of this title.

~~(a) Unless otherwise provided, a violation of any of the provisions is a misdemeanor punishable by imprisonment in the county jail not exceeding six months or by a fine of not less than \$50.00 nor more than \$1,000, or both.~~

~~(b) Alternatively, a~~ Each violation of any of the provisions in this code may be charged as an - determined to be an infraction is punishable by ~~a fine of not less than \$50.00 nor more than \$500.00~~ the following fines:

(a) A fine not exceeding one hundred dollars (\$100) for a first violation.

(b) A fine not exceeding two hundred dollars (\$200) for a second violation.

(c) A fine not exceeding five hundred dollars (\$500) for each additional violation.

(d) At the discretion of the director, the cost of staff time spent on the violation or violations may be charged in addition to fines imposed by the provisions of this title.

. [Ord. 632-91 § 4.03, 10-22-91].

18.15.04050 Violation a nuisance – Abatement.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained, and any use of any land, building, or premises established, conducted, operated or maintained contrary to the provisions of this title shall be and the same is hereby declared to be unlawful and a public nuisance; and the city attorney shall, upon order of the city council, immediately commence action or proceedings for the abatement and removal and enjoinder thereof in the manner provided by law, and shall take such other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate and remove such building or structure, and restrain and enjoin any person from setting up, erecting, building, maintaining or using any such building which does not conform to the requirements of this title. [Ord. 632-91 § 4.04, 10-22-91].

18.15.060 Permit revocation or medication.

The procedures governing the punitive revocation or modification of previously approved land use permits or entitlements are as follows:

A. Applicability. The officers of the city may initiate revocation proceedings for any approval or permit if it is determined there is substantial likelihood that any of the following situations exist:

1. One or more conditions of approval have not been implemented or have been violated.

2. The activities, or the use itself, are substantially different from what was approved.

B. Notice to Initiate Revocation Proceedings. The city shall provide to the record owner of the subject site and any person in possession or control of the site a written notice to initiate revocation proceedings. Such notice shall be provided at least 20 calendar days prior to the hearing date, and include the following:

1. The permit proposed for revocation.

2. A summary of the reasons for initiation of revocation proceedings and any supporting documentation.

3. A summary of the permit revocation process.

C. Approval Authority. The approval authority for permit revocation shall be the designated approval authority for the initial permit application.

D. Public Hearing Notice and Procedures. A public hearing shall be required for review of a permit revocation only when a public hearing was required for approval of the permit subject to revocation.

E. Review Authority Action and Findings. A land use permit may be revoked or modified by the approval authority which originally approved the permit if any of the following facts can be made in a positive manner:

1. Circumstances under which the permit was granted have been changed by the applicant to a degree that one or more of the findings contained in the original permit can no longer be met.^{1, 2}

2. The entitlement or permit was issued, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the application, or in the applicant's testimony presented during the public hearing, for the permit.

3. One or more of the conditions of the permit have not been substantially fulfilled or have been violated.

4. The use or structure for which the permit was granted has ceased to exist or has lost its legal nonconforming use status.

5. The improvement authorized in compliance with the permit is in violation of any code, law, ordinance, regulation, or statute.

6. The improvement/use allowed by the permit has become detrimental to the public health, safety, or welfare, or the manner of operation constitutes or is creating a public nuisance.

F. Revocations. The city's action to revoke an entitlement shall have the effect of terminating the entitlement and denying the privileges granted by the original approval.

G. Modifications. The city may choose to allow the modification of the operational characteristics instead of revoking an entitlement. These modifications may include operation aspects related to buffers, duration of the entitlement, hours of operation, landscaping, lighting, parking, performance guarantees, property maintenance, signs, surfacing, or traffic circulation.

H. Appeals. Appeals of a permit revocation determination by the City Manager or their designee may be filed within 10 days of a decision rendered in writing. Permit revocation determinations by council are not subject to appeal.

18.15.05060 Remedies not exclusive.

All remedies provided for herein shall be cumulative and not exclusive. [Ord. 632-91 § 4.05, 10-22-91].

Chapter 18.20

AMENDMENTS

Sections:

- 18.20.010 General provisions.
- 18.20.020 Application and fee.
- 18.20.030 Public hearing – Planning commission.
- 18.20.040 Action by planning commission.
- 18.20.050 Public hearing – City council.
- 18.20.060 Action by city council.

18.20.010 General provisions.

Procedure to amend this title or any of the provisions thereof may be initiated by the filing of a written petition of one or more property owners or by action of the city council or the planning commission. [Ord. 632-91 § 5.01, 10-22-91].

18.20.020 Application and fee.

(1) Each property owner petition shall explain fully the amendment and/or change of zoning requested and shall be accompanied by maps or drawings as may be required for property consideration of the request.

(2) Each property owner petition shall be accompanied by a filing fee as established by [city council resolution the master fee schedule](#). [Ord. 632-91 § 5.02, 10-22-91].

18.20.030 Public hearing – Planning commission.

(1) The planning commission shall hold public hearings as required by law on any proposed amendments and shall give notice thereof by at least one publication in a newspaper of general circulation within the city at least 10 [calendar](#) days prior to such hearings.

(2) In case the proposed amendment affects the permitted uses of the property, the city shall give notice of the hearing by mail to all persons or parties owning property within 300 feet of the subject property as shown on the last equalized assessment roll. Notice of the hearing shall also be delivered by mail to any local agency expected to deliver water, sewer, roads, schools or other essential services to the subject property. [Ord. 632-91 § 5.03, 10-22-91].

18.20.040 Action by planning commission.

Following the aforesaid hearings, the planning commission shall submit a report of its findings and a summary of hearings, together with its recommendations with respect to the proposed amendment to the city council. [Ord. 632-91 § 5.04, 10-22-91].

18.20.050 Public hearing – City council.

Upon receipt of such report from the planning commission, the city council shall set the matter for public hearing and notice according to guidelines set forth in state law. If the planning commission has recommended against the amendment, the city council shall not be required to hold a public hearing or to take any further action unless an interested party shall request such a hearing by filing a written request with the city manager no later than five days after the planning commission files its recommendation with the city council. [Ord. 632-91 § 5.05, 10-22-91].

18.20.060 Action by city council.

The city council may approve, modify or disapprove the recommendations of the planning commission. Any modification of the recommendations of the planning commission shall first be referred back to the planning commission for report and recommendation, but the planning commission is not required to hold a public hearing for this review. Failure of the planning commission to report back to the city council within 40 days after the referral shall be deemed an approval of the proposed modification. [Ord. 632-91 § 5.06, 10-22-91].

Chapter 18.25

DEFINITIONS

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18.25.210	U definitions.
18.25.220	V definitions.
18.25.230	W definitions.
18.25.240	X definitions.
18.25.250	Y definitions.
18.25.260	Z definitions.

18.25.005 Construction of general terms.

Words in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular. The word “building” includes the word “structure,” and the word “shall” is mandatory and directory. The term “city council” shall mean the city council of the city of Willows, and the term “planning commission” shall mean the planning commission of the city of Willows. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 § 6.01, 10-22-91].

18.25.010 A definitions.

“Abutting” means land having a common property line or separated only by an alley, easement or private road.

“Access” means the place by which pedestrians and/or vehicles have usable ingress and egress to a property or use.

“Accessory building” is a detached subordinate building, the use of which is incidental to that of the main building on the same lot or to the use of the land.

“Accessory dwelling unit” means an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary resident. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. This definition is not intended to supersede or conflict with the California Government Code Section 65852.2 definition of this term.

“Accessory dwelling unit, junior” see “Junior accessory dwelling unit.”

“Accessory use” is a use of land or building incidental or subordinate to the principal use or building on the same lot.

Adult Entertainment Business. See WMC 18.115.010(1).

“Agency” is an office or commercial establishment in which goods, material, or equipment are received for servicing, treatment, or processing elsewhere.

“Alley” is a public or permanent private way or land less than 40 feet in width which affords a secondary means of access to abutting property.

“Amendment” means any change, modification, deletion, or addition to the wording, text or substance of the zoning regulations or any change, modification, deletion, or addition to the application of the zoning regulations to property within the city of Willows, including any alteration in the boundaries of a zone, in the manner prescribed by law.

“Apartment house” is any building or portion thereof which is designed and built for occupancy of three or more families.

Automobile/Equipment Repair.

(a) Major. General repair, rebuilding or reconditioning of engines; motor vehicle, farm equipment truck or trailer collision service including body, frame or fender straightening or repair; overall painting or body shop.

(b) Minor. Upholstering, replacement of parts and motor service, not including removal of the motor, to passenger cars and trucks not exceeding one and one-half tons capacity, but not including any operation under “automobile repair, major.”

“Automobile service station” means a place which provides for the servicing, washing, ~~and fueling, of motor vehicles, and minor automobile repairs.~~ The use may also include minor automobile repairs, and sales of merchandise incidental thereto. Full-service cash wash establishments, whether combined with or independent from an automobile service station, are also included in this definition. ~~–[Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.02 – 6.12, 10-22-91].~~

18.25.020 B definitions.

“Basement” is a space partly or wholly underground and having more than one-half of its height, measured from its floor to its finished ceiling, below the average adjoining grade. If the finished floor level directly above a basement is more than six feet above grade at any point, such basement shall be considered a story.

“Bed and breakfast” means a building or portion thereof occupied as a residence wherein guest rooms, including the service of breakfast, intended for occupancy by transient visitors are provided for compensation, with no more than eight bedrooms provided.

“Boardinghouse” is a building or portion thereof, other than a hotel, where regular meals for three or more persons are provided for compensation or profit.

“Building” is any structure having a roof supported by columns and/or walls and intended for the housing or shelter of any persons, animals, or property.

“Building height” is the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge, or parapet wall.

“Building, main” means a building or structure which is devoted to a principally permitted or conditionally permitted use.

“Building site” is the land area of a lot which may be occupied by permitted uses or buildings. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.13 – 6.19, 10-22-91].

18.25.030 C definitions.

“Carport” means a structure designed and constructed to cover a parking space, having no more than two permanent walls and being attached to or standing apart from a main building.

“CEQA” means California Environmental Quality Act, commencing with Section 21000 of the Public Resources Code.

“Civic Club” means is a nonprofit organization or association organized for civic, charitable, educational, cultural, fraternal, or public service purposes, whose activities are intended to promote the general welfare of the community. A civic club may conduct meetings, programs, and community-oriented events and may maintain offices, meeting rooms, or similar accessory facilities necessary to support its mission. Any food or beverage service, fundraising activity, or social function shall be incidental and subordinate to the primary civic or public service purpose. A civic club shall not be operated primarily as a commercial enterprise, entertainment venue, or private event facility.

“Communication equipment building” shall mean buildings housing electrical and mechanical equipment necessary for the conduct of a public communications business with or without personnel.

“Conditional use” means a use subject to a use permit. Such use shall be permitted when all specific additional restrictions are completed and permanently satisfied in conformance with an approved use permit. The use will remain conditional so long as the permit requirements are complied with, but shall become an illegal use if the conditions are not complied with.

“Condominium project” means a condominium project as defined in Section 1350 of the Civil Code of the state of California, a community apartment project as defined in Section 11004 of the Business and Professions Code, or a stock cooperative per Section 11003.2 of the Business and Professions Code of the state of California.

“Convenience store” means a retail establishment that sells food, beverages, household goods, personal care products, beverages for off-premise consumption, and incidental tobacco products. Operation occurs as a standalone business and not in conjunction with another use, such as an automobile service station.

“Cottage industry” means an accessory use of a nonresidential nature which is performed within a legal structure on the lot, by an occupant of the dwelling unit, and which is clearly incidental and secondary to the residential use of the property. Home occupations are subject to the home occupation regulations. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.20 – 6.25, 10-22-91].

18.25.040 D definitions.

“Day care ~~center~~” means the ~~nonmedical~~ care, supervision, or guidance of a ~~person child or group of children~~ unaccompanied by their parent¹ for a period of less than 24 hours per day.

“Density” means the number of dwelling units per acre.

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to Government Code Section 4511 et seq.

“Drive-thru sales or services” means a facility where products are provided to a motorist without leaving their vehicles. This includes fast-food restaurants, pharmacies, retail sales, and drive-up teller windows in banks or automated teller machines.

“Dwelling” ~~is means~~ a building designed for and intended to be occupied as living quarters by a family or by families in individual dwelling units.

~~“Dwelling group” is two or more detached dwellings, other than commercial hotel or motel units located upon a building site, together with all open spaces as required by this title. Dwellings shall be considered detached if they do not have a common wall.~~

“Dwelling, multiple-family” ~~is means~~ a building or portion thereof used and designed for and intended to be occupied as living quarters by three or more families living independently of each other.

“Dwelling, single-family” ~~is means~~ a building designed for and intended to be occupied as living quarters by one family.

“Dwelling, two-family” means a building containing not more than two kitchens and designed and used to house not more than two families living independently of each other. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.26 – 6.33, 10-22-91].

18.25.050 E definitions.

“Easement” means a recorded right or interest in the land of another, which entitles a holder thereof to a use, privilege, or benefit of said land.

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. Such a facility may have individual rooms, but is not developed with individual dwelling units, with the exception of a manager’s unit. No individual or household may be denied emergency shelter because of an inability to pay.

“Employee housing” means housing consisting of no more than 36 beds in a group quarters or 36 units or spaces designed for use by a single household.

[Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 § 6.34, 10-22-91].

18.25.060 F definitions.

“Family” means all persons living in a household. This can include, but is not limited to, those who are related by birth, marriage, ~~or adoption, or generational housing~~

~~“Family day care center” refers to any facility which provides to more than 12 persons nonmedical care on a less than 24-hour basis.~~

“Family day care home” means an occupied residence in which a person living at the residence provides day care for 12 or fewer children (including those residing at the subject location) on a less than 24-hour basis. Also see “Day care center”

“Fill” means a deposit of earth or other material by artificial means.

“Fitness Center” means is a commercial establishment providing indoor or outdoor facilities, equipment, and instruction for physical exercise, athletic conditioning, or general fitness. Typical activities may include cardiovascular and strength training, group exercise classes, personal training, yoga, Pilates, dance, martial arts, or similar fitness-oriented programs. A fitness center may include accessory facilities such as locker rooms, showers, restrooms, sauna or steam rooms, swimming pools, recreational courts, and limited retail sales of fitness-related merchandise. Any food or beverage service shall be limited to non-alcoholic or pre-packaged items and shall be incidental to the primary fitness use. A fitness center shall not include medical diagnosis or treatment, entertainment uses, or overnight accommodations.

“Flood” means a general and temporary condition of a partial or complete inundation of normally dry lands as a result of unusual and rapid accumulation of surface waters from any source.

“Floodplain” means the area subject to inundation by the 100-year or base flood.

“Floodway” means the channel of a river or other waterways and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

“Floor area” means the total of the gross horizontal areas of all floors including usable basements and cellars below the roof and within exterior walls of principal or accessory buildings.

“Frontage” means the length of any property line of a lot which abuts a legally accessible street right-of-way. [Ord. 731-17 § 1, 11-14-17; Ord. 711-15 § 1, 6-9-15; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.35 – 6.43, 10-22-91].

18.25.070 G definitions.

“Garage, commercial” [ismean](#)s a building, other than a private garage, used for the parking, repair, or servicing of motor vehicles.

“Garage, private” [ismean](#)s an attached or detached accessory building or portion of a main building designed and/or used only for the shelter or storage of motor vehicles. A garage is a building having a permanent roof and fully enclosed with a door.

“Garage, public” is designed and/or used on a commercial basis for the storage only of vehicles.

“Grade, finished” means the finished surface of the ground after grading for development.

“Grade, natural” means the surface of the ground prior to grading for development.

“Greenhouse” means a facility for the indoor propagation of plants, constructed with transparent or translucent panels.

“Group dwelling” means a group of more than five persons not constituting a family sharing a nonprofit, single dwelling unit and common housekeeping facilities.

“Guest house” means a detached accessory building which does not contain kitchen facilities and which is designed for use by nonpaying transient visitors to the occupants of the residence on the lot. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.44 – 6.51, 10-22-91].

18.25.080 H definitions.

“Home occupation” means an accessory use of a nonresidential nature which is performed within a legal structure on the lot, by an occupant of the dwelling unit, and which is clearly incidental and secondary to the residential use of the property. Home occupations are subject to the home occupation regulations.

“Hospital” means an institution which specializes in giving clinical, temporary and emergency services of a medical or surgical nature to injured persons and which operates 24-hour inpatient services. Any hospital must be licensed by the State Department of Health.

“Hotel” [ismean](#)s any building or portion thereof containing six or more guest rooms intended or designed to be hired out for compensation and to be occupied by six or more guests. This definition shall include hotels, lodging and rooming houses, dormitories, Turkish baths, bachelor hotels, studio hotels, public and private clubs and any such building of any nature whatsoever so occupied, designed, or intended to be so occupied, except jails, hospitals, asylums, sanitariums, orphanages, detention homes and similar buildings where human beings are housed or detained under legal restraint.

“Household” means all persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any groups of related or unrelated persons who share living

arrangements. [Ord. 731-17 § 1, 11-14-17; Ord. 711-15 § 1, 6-9-15; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.53 – 6.55, 10-22-91].

18.25.090 I definitions.

Reserved.

18.25.100 J definitions.

“Junior accessory dwelling unit” means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. This definition is not intended to supersede or conflict with the California Government Code Section 65852.22 definition of this term.

“Junkyard” ~~is means~~ any area of 200 square feet or more used for the storage of junk or scrap materials or for the wrecking or dismantling of automobiles or other vehicles or machinery. This definition includes wrecking yards. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 § 6.56, 10-22-91].

18.25.110 K definitions.

“Kennel” means any premises where five or more small domestic animals, not sick or injured, are boarded for compensation or cared for or trained or kept for sale or breeding purposes.

“Key lot” is an interior lot, a side lot line of which is all or part of the rear lot line of an adjoining corner lot. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.57, 6.58, 10-22-91].

18.25.120 L definitions.

“Loading space” means an area, other than a street or an alley, on the same lot with a building or group of buildings, which is permanently reserved for the temporary parking of commercial vehicles while loading and unloading merchandise or materials.

“Lodging house” is a building or portion thereof, other than a hotel, where regular meals for three or more persons are provided for compensation or profit.

“Lot” is a parcel of land used or capable of being used under the regulations of this title and including both the building site and all required yards and other open spaces and frontage as defined in this chapter.

Except as otherwise provided, a lot having an area, frontage, width or depth less than the minimum prescribed for the zone in which the lot is located, as depicted on a subdivision map duly approved and recorded prior to adoption of the ordinance codified in this title, may be used for any use permitted in the zone, but shall be subject to all other standards for the zone in which the lot is located.

“Lot, corner” is a lot located at the junction of two or more intersecting streets, with a boundary line thereof bordering on each of such streets. The shortest such street frontage shall constitute the front of the lot.

“Lot coverage” means the percentage of lot size covered by any structure excluding structures not extending above grade.

“Lot depth” means the horizontal distance between the rear lot line and the front lot line, measured back from the midpoint of the side lot lines.

Lot, Key. See “Key lot.”

“Lot line” means any property line bounding a lot. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.59 – 6.65, 10-22-91].

18.25.130 M definitions.

“Manufactured home,” for purposes of this title, means a structure that ~~was constructed on or after June 15, 1980,~~ is transportable in one or more sections, is eight body feet or more in width or 40 body feet or greater in length in the traveling mode or when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to

be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Manufactured home" does not include a trailer, travel trailer, camp trailer, trailer coach, house car, automobile trailer or motor home. The term, as used in this title, is synonymous with the term "mobile home." This definition is not intended to supersede or conflict with the California Health and Safety Code Section 18007 definition of this term.

"Meeting facility" means facility that provides for any type of social gathering space, typically consisting of one or more meeting or multipurpose room, and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups for such activities as meetings, parties, weddings, receptions, and dances.

"Mobile business" means a business operation conducted from a vehicle, trailer, cart, or other movable structure that is not permanently affixed to a single location and is capable of relocating from site to site. A mobile business may sell goods, including food and beverages, directly to customers.

"Mobile home" means a vehicle other than a motor vehicle which is designed and equipped for human habitation and for being drawn by a motor vehicle and which exceeds eight feet in width or is 40 feet or greater in length and requires a special permit or chauffeur's license or both to be moved upon public highways. "Mobile home" does not include a trailer, travel trailer, camp trailer, trailer coach, house car, automobile trailer, or motor home.

"Mobile home park" means a lot or a parcel of land where mobile home sites are rented or leased or offered for rent or lease for the accommodation of two or more mobile homes.

"Motel" means a building or group of buildings comprising individual living quarters or dwelling units for accommodation of transient guests, which is designed so that parking is on the same building site. This definition ~~includes auto-courts, tourist courts, and motor hotels but~~ does not include accommodations for mobile homes, recreational vehicles or trailers.

"Music studio" means a facility used primarily for the instruction, rehearsal, composition, recording, or production of music, whether vocal or instrumental. Activities may include private or small-group lessons, practice sessions, sound recording, and related instructional or creative work. A music studio may include soundproofed rooms, recording equipment, and limited accessory office or administrative space. A music studio shall not be operated as a performance venue open to the general public, nightclub, or entertainment establishment, and any live performances shall be incidental, limited in size, and not the primary use.

[Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.66 – 6.69, 10-22-91].

18.25.140 N definitions.

"Nonconforming building or use" is a building or use which was lawfully existing at the time provisions of this title became effective and thereby created a situation in which the building or use is in nonconformity with any such provisions. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 § 6.70, 10-22-91].

"Nuisance" means anything which is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street or highway.

18.25.150 O definitions.

"Open space, minimum" means the percentage of lot area which must be maintained in grass or other living vegetation.

"Outdoor advertising" ~~is means~~ any outdoor display of advertising material in any form upon any physical structure or natural object.

[Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.71, 6.72, 10-22-91].

18.25.160 P definitions.

"Parking lot" is an area of land, a yard, or other open space on a lot used for or designed for use by standing motor vehicles.

“Parking space” means an unobstructive space or area other than a street or alley which is permanently reserved and maintained for the parking of the motor vehicle.

“Path” means a dedicated public way intended for pedestrian movement.

“Permit” means any license, certificate, approval or other entitlement for use granted or denied by any public agency.

“Planned development” is a development which encourages design flexibility by resulting in a comprehensive development equal to or better than a traditional “lot by lot” land use development.

“Professional office” means low intensity businesses, administrative and personal service uses such as, but not limited to, accountants, architects, attorneys, dentists, engineers, electrologists, geologists, massage therapists, optometrists, physicians, psychologists and real estate offices.

“Public utility” means a company or corporation regulated by the California Public Utilities Commission. Also see “Utility facility”. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.73 – 6.78, 10-22-91].

18.25.170 Q definitions.

Reserved.

18.25.180 R definitions.

“Recreational vehicle” means a motor home, travel trailer, truck camper or camping trailer with or without native power, designed for human habitation for recreational or emergency occupancy, with a living area less than 320 square feet excluding built-in equipment such as closets, cabinets, kitchen units, bath and toilet rooms.

“Residence”. See “Dwelling.”

“Residential care facility” or “assisted living development” means facilities providing meals/food service, social and personal care and transportation, 24-hour supervision or monitoring for children, the elderly, and people whether or not related, with limited ability for self-care, but where medical care is not a major element. Includes children’s homes, transitional houses, orphanages, rehabilitation centers, self-help group homes.

“Retail, general” means establishments selling goods, merchandise, or commodities directly to consumers. This includes, but is not limited to, auto parts (not repair or machine shops), books, clothing, department stores, dry goods, general stores, grocery stores, handcrafted items, pet stores, and small wares.

“Right-of-way” means an area or strip of land either public or private on which an irrevocable right of passage has been recorded for the use of vehicles and/or pedestrians.

“Rooming house” is a building or portion thereof, other than a hotel, where regular meals for three or more persons are provided for compensation or profit. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.79 – 6.81, 10-22-91].

18.25.190 S definitions.

~~“Second dwelling unit” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons, on the same parcel as a legal single family residence, including permanent provisions for living, sleeping, eating, cooking and sanitation. A second dwelling unit also includes manufactured homes, as defined in Section 18007 of the Health and Safety Code, and efficiency units, as defined in Section 17958.1 of the Health and Safety Code.~~

~~“Service station” means a place which provides for the servicing, washing, and fueling of motor vehicles, including minor automobile repairs, and sales of merchandise incidental thereto.~~

“Setback” means a required specified distance between buildings or structures or structures and a lot line(s), measured perpendicular to a horizontal plane extending across the complete length of the lot line(s).

Setback, Front, Rear, Side. See “Yard.”

“Setback line” is a line established by this title to govern the placement of buildings with respect to streets and alleys.

“Sign” means a structure, whether located inside or outside a building, with the primary purpose of conveying an idea, advertisement, endorsement, identification, or information by means of visual symbols, letters, illustration, or any other means of directing attention or communication. A sign includes display surfaces together with such improvements as are utilized in supporting, maintaining, and illuminating the display surfaces and is subject to the sign regulations.

“Single-room occupancy (SRO)” means a type of residential hotel offering one-room units for long-term occupancy by one or two people. The unit may have a kitchen or bath facilities, but not both in the same room.

“Smoke shop” means a retail establishment that engages in the sale and display of tobacco products, electronic smoking devices, vape products, nicotine products, cigars, pipes, hookahs, rolling papers, smoking accessories, or similar products intended for smoking or vaping consumption. This definition does not include pharmacies, businesses whose primary purpose is the sale of tobacco products as an incidental component of a larger retail operation such as a grocery store or automobile service station, and cannabis dispensaries.

“Stable, commercial” is a stable for horses to be let, hired, or used on a commercial basis.

“Stable, private” is a stable for horses to be used by the owners thereof.

“Storage container” means a buildingstructure measuring 120 square feet or larger, typically consisting of a prefabricated storage or shipping container, fully enclosed, and including units designed to serve as commercial shipping containers, truck trailers or boxes.

“Storage facility” means a facility designed primarily for the benefit of residential and small business customers in which household goods, business supplies, vehicles, boats or recreational equipment are stored. This term includes mini-storage facilities that provide individual lockers or units for rent to customers.

“Street” is a public or permanent private way 40 feet or more in width which affords a primary means of access to property.

“Structural alteration” is any change in the supporting members of a building, as bearing walls, columns, beams or girders and floor joints, ceiling joists or roof rafters.

“Structure” is anything constructed or erected upon the ground or attached to a structure having location on the ground.

“Subdivision” is a division of land as defined in Government Code Section 66424 of the Subdivision Map Act.

“Supportive housing” means housing with no limit on length of stay that is occupied by the target population and that is linked to on-site or off-site supportive services that assist the housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 685-09 § 1, 8-11-09; Ord. 632-91 §§ 6.82 – 6.92, 10-22-91].

18.25.200 T definitions.

~~“Tourist court” is any building or portion thereof containing six or more guest rooms intended or designed to be hired out for compensation and to be occupied by six or more guests. This definition shall include hotels, lodging and rooming houses, dormitories, Turkish baths, bachelor hotels, studio hotels, public and private clubs, and any such building of any nature whatsoever so occupied, designed, or intended to be so occupied, except jails, hospitals, asylums, sanitariums, orphanages, detention homes, and similar buildings where human beings are housed or detained under legal restraint.~~

“Trailer” is any vehicle without motivemotor power or designed to be drawn by a motor vehicle and to be used in such a manner as to permit temporary occupancy thereof as sleeping quarters, or the conduct of any business, trade or occupation, or use as a selling or advertising device, or use for the storage or conveyance of tools, equipment or

machinery, and so designed that it is mounted on wheels and may be used as a conveyance on highways and streets. "Trailer" shall include the terms "camp trailer," "trailer coach," "automobile trailer," and "house trailer," except when "house trailer" falls within the definition of "mobile home." For the purpose of this title trailers shall be considered structures when such trailers are parked in mobile home parks or trailer camps and are used on such sites for human habitation, offices, wash houses, storage, or similar auxiliary services necessary to the human habitation of the court or camp. "Trailer" shall include "recreational vehicle," which is defined in Section 18010 of the California Health and Safety Code as follows:

A motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy with a living area less than 320 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms.

"Trailer court" is any area or tract of land which is rented or held out for rent for one or more trailers of the camping, weekend, or temporary occupancy-during-vacation type of use. As distinguished from a mobile home park, a trailer camp is usually located in or adjacent to a recreation or resort facility and is primarily designed to serve as a seasonal facility or as a place of temporary residence for persons who have a permanent residence established elsewhere.

"Transitional housing" means housing which provides temporary housing, often with supportive services, to formerly homeless persons for a period that is typically between six months and two years.

"Travel trailer" means a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 320 square feet excluding built-in equipment such as closets, cabinets, kitchen units, bath and toilet rooms. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.93 – 6.96, 10-22-91].

18.25.210 U definitions.

"Use" means the purpose for which land, a building, or a structure is occupied, arranged, designed, or intended or for which it is or may be occupied and maintained.

"Use, principal permitted" means the specific and primary use of land or a main building which is compatible with the purpose of the zone and which is permitted in the zone.

"Utility facility" means a structure, installation, or area used for the generation, transmission, distribution, collection, treatment, storage, or pumping of public or private utility services. Utility services include, but are not limited to, electricity, natural gas, water, wastewater, stormwater, telecommunications, cable, battery storage, solar and similar services. A utility facility may include buildings, substations, pumping stations, treatment facilities, towers, lines, pipes, and related equipment necessary to support utility operations. Accessory offices, maintenance areas, and support structures may be included when incidental to the primary utility function.

[Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.97, 6.98, 10-22-91].

18.25.220 V definitions.

~~Reserved:~~

"Veterinary clinic" means a facility in which licensed veterinarians provide routine, non-emergency medical care to animals on an outpatient basis. Services may include examinations, vaccinations, minor medical treatment, preventive care, and diagnostic services. A veterinary clinic does not provide major surgical procedures or extended overnight care, except as incidental and temporary observation. Accessory uses such as limited grooming or short-term holding of animals may be permitted when clearly subordinate to the primary medical function. A veterinary clinic shall not include commercial boarding, kennels, or retail pet sales as a primary use.

"Veterinary hospital" means a facility in which licensed veterinarians provide medical, surgical, diagnostic, and preventive care to animals. Services may include examination, treatment, surgery, vaccination, imaging, laboratory services, and limited overnight care incidental to medical treatment. Hours of operation include overnight, weekends and holidays. A veterinary hospital may include accessory uses such as animal boarding or grooming when clearly

subordinate to and in support of the primary medical function. A veterinary hospital shall not include commercial kennels, pet boarding facilities, or retail pet sales as a primary use.

18.25.230 W definitions.

Reserved.

“Warehouse” means a nonresidential building or structure used for the storage and distribution of goods, wares, merchandise, equipment, or materials, including fulfillment centers and logistics facilities. Accessory uses may include offices, loading and unloading facilities, and incidental processing activities that do not substantially alter the stored goods. A warehouse does not include retail establishments, self-storage facilities, or manufacturing operations.¹

18.25.240 X definitions.

Reserved.

18.25.250 Y definitions.

“Yard” is the land unoccupied or unobstructed, except for such encroachments as may be permitted by this title, surrounding a building site.

“Yard, front” is a yard extending across the full width of the lot measured between the street line (of the lot line connected to a street by legal access) and the nearest line of the main building or enclosed or covered porch. The front yard of a corner lot is the yard adjacent to the shorter street frontage.

“Yard, rear” is a yard extending between the side yards of the lot and measured between the rear line of the lot and the rear line of the main building or enclosed or covered porch nearest the rear line of the lot. “Yard, side” is a yard on either side of the lot extending from the front yard to the rear lot line, the width of each yard measured between the sideline of the lot and the nearest part of the main building or enclosed porch. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 §§ 6.99 – 6.102, 10-22-91].

18.25.260 Z definitions.

“Zone” means a mapped portion of the city to which a uniform set of regulations applies. [Ord. 731-17 § 1, 11-14-17; Ord. 695-11 § 1, 7-12-11; Ord. 632-91 § 6.103, 10-22-91].

Chapter 18.30

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sections:

- 18.30.010 Purpose.
- 18.30.020 Permitted uses.
- 18.30.030 Uses permitted with a conditional use permit.
- 18.30.040 Other regulations.

18.30.010 Purpose.

The single-family residential or R-1 district is intended to be applied in areas of the city which are desirable for low density residential development. The following regulations shall apply in all R-1 zones. [Ord. 696-11 § 1, 7-12-11; Ord. 632-91 § 11.01, 10-22-91].

18.30.020 Permitted uses.

The following uses and structures are permitted in the R-1 district:

- (1) One single-family residence, including manufactured homes.
- (2) Private garages, and accessory buildings when constructed in conjunction with a residential use and uses.
- (3) Accessory and junior accessory dwelling units.
- (24) Agriculture, horticulture, gardening, and keeping of animals as permitted by city ordinance but not including stands or structures for the sale of agricultural or nursery products.
- (35) Underground utility installations and aboveground utility installations for local service except that substations, generating plants, public utility communication buildings, and gas holders must be approved by the planning commission prior to construction. The route of any proposed transmission line shall be discussed with the planning commission prior to acquisition.
- (46)³ Rooming and boarding of not more than two persons.
- (7) Home occupations in accordance with WMC Chapter 18.110.070.
- (58) Family day care homes serving 12 or fewer children exclusive of children who reside at the home.
- (69) Residential care facilities in accordance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 (serving six or fewer persons).
- (710) Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. [Ord. 696-11 § 1, 7-12-11; Ord. 632-91 § 11.02, 10-22-91].

18.30.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the R-1 district only if a conditional use permit has first been secured:

- (1) Private and religious schools, nursery schools and family day care centers providing services to more than 12 children.
- (2) Churches and places of worship and home occupations.
- (3) Golf and country clubs.
- (4) Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yards.

(5) Bed and breakfast establishments. [Ord. 696-11 § 1, 7-12-11; Ord. 632-91 § 11.03, 10-22-91].

18.30.040 Other regulations.

(1) Minimum lot size: 6,000 square feet for interior lots; 7,500 square feet for corner lots.

(2) Minimum lot width: 60 feet for interior lots; 75 feet for corner lots.

(3) Maximum lot coverage: 40 percent of the lot area.

(4) Minimum Yard Setback.

(a) Front yard: 25 feet.

(b) Side yard: six feet except the side yard on the street side of each corner lot shall not be less than 10 feet.

(c) Rear yard: 15 feet.

EXCEPTION: A garage that is not attached to and made a part of the main building shall not be closer than eight feet clear distance to the main building and shall be five feet from alley property line. A nongarage accessory building shall be a minimum of three feet from the rear property line.

(5) Maximum building height: two and one-half stories not exceeding 30 feet. Nongarage accessory buildings shall not exceed 12 feet in height without prior approval from the planning commission.

(6) Parking spaces required: see WMC 18.120.020. [Ord. 696-11 § 1, 7-12-11; Ord. 632-91 § 11.04, 10-22-91].

Chapter 18.35

R-2 ~~TWO-FAMILY~~MEDIUM DENSITY-RESIDENTIAL DISTRICT

Sections:

- 18.35.010 Purpose.
- 18.35.020 Permitted uses.
- 18.35.030 Uses permitted with a conditional use permit.
- 18.35.040 Other regulations.

18.35.010 Purpose.

The ~~two-family~~medium density residential use or R-2 district is intended to allow mixed uses of residential types at a ~~medium~~moderate density. [Ord. 697-11 § 1, 7-12-11; Ord. 632-91 § 12.01, 10-22-91].

18.35.020 Permitted uses.

The following uses and structures are permitted in the R-2 district:

- (1) One- or two-family dwellings, including manufactured homes, ~~including~~
- (2) ~~P~~private garages, and accessory buildings and uses when constructed in conjunction with a residential use.
- (3) Accessory and junior accessory dwelling units.
- (4) Group dwellings, multiple-family dwellings and apartments, boarding and lodging houses and single-room occupancy (SRO) units with a minimum density of 7 units per acre and a maximum density of 15 units per acre.
- (5) Agriculture, horticulture, gardening, and keeping of animals as permitted by city ordinance but not including stands or structures for the sale of agricultural or nursery products.
- (6) Underground utility installations and aboveground utility installations for local service except that substations, generating plants, public utility communication buildings, and gas holders must be approved by the planning commission prior to construction. The route of any proposed transmission line shall be discussed with the planning commission prior to acquisition.
- (7) Rooming and boarding of not more than two persons.
- (8) Home occupations in accordance with WMC Chapter 18.110.070.
- (9) Family day care homes serving 12 or fewer children exclusive of children who reside at the home.
- (10) Residential care facilities in accordance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 (serving six or fewer persons).
- (11) Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. [Ord. 697-11 § 1, 7-12-11; Ord. 632-91 § 12.02, 10-22-91].

18.35.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the R-2 district only if a conditional use permit has first been secured:

- (1) Private and religious schools, nursery schools, and family-day care centers providing services to more than 12 ~~children~~people.
- (2) Churches and places of worship~~home occupations.~~
- (3) Golf and country clubs.

(4) Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yards.

(5) Bed and breakfast establishments. [Ord. 697-11 § 1, 7-12-11; Ord. 632-91 § 12.03, 10-22-91].

18.35.040 Other regulations.

(1) Minimum lot size: 6,000 square feet for interior lots; 7,500 square feet for corner lots.

(2) Minimum lot width: 60 feet for interior lots; 75 feet for corner lots.

(3) Maximum lot coverage: 45 percent of the lot area.

(4) Minimum Yard Setback.

(a) Front yard: 25 feet.

(b) Side yard: six feet except the side yard on the street side of each corner lot shall not be less than 10 feet.

(c) Rear yard: 15 feet.

EXCEPTION: A garage that is not attached to and made a part of the main building shall not be closer than eight feet clear distance to the main building and shall be five feet from alley property line. A nongarage accessory building shall be a minimum of three feet from the rear property line.

(5) Maximum building height: two and one-half stories not exceeding 30 feet. Nongarage accessory buildings shall not exceed 12 feet in height without prior approval of the planning commission.

(6) Parking spaces required: see WMC 18.120.020. [Ord. 697-11 § 1, 7-12-11; Ord. 632-91 § 12.04, 10-22-91].

Chapter 18.40

R-3 HIGH DENSITY RESIDENTIAL DISTRICT

Sections:

- 18.40.010 Purpose.
- 18.40.020 Permitted uses.
- 18.40.030 Uses permitted with a conditional use permit.
- 18.40.040 Other regulations.

18.40.010 Purpose.

The high density residential or R-3 district is intended to provide areas for high density residential living in accordance with the general plan and to minimize the impact of multiple-family projects on adjacent developments. [Ord. 698-11 § 1, 7-12-11; Ord. 632-91 § 13.01, 10-22-91].

18.40.020 Permitted uses.

The following uses and structures are permitted in the R-3 district:

- (1) ~~Uses permitted in an R-2 district as set forth in WMC 18.35.020. One- or two-family dwellings, including manufactured homes.~~
- (2) ~~Accessory and junior accessory dwelling units.~~
- (23) Group dwellings, multiple-family dwellings and apartments, boarding and lodging houses and single-room occupancy (SRO) units with a minimum density of 16 units per acre and a maximum density of 30 units per acre.
- (34) Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use.
- (5) Home occupations in accordance with WMC Chapter 18.110.070.
- (46)³ Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. [Ord. 712-15 § 1, 6-9-15; Ord. 698-11 § 1, 7-12-11; Ord. 632-91 § 13.02, 10-22-91].

18.40.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the R-3 district only if a conditional use permit has first been secured:

- (1) ~~Uses permitted in R-2 district as set forth in WMC 18.35.030. Churches and places of worship.~~
- (2) ~~Golf and country clubs.~~
- (23) Nursing and group care homes.
- (34) Private and religious schools-, nursery schools, and day care centers providing services to more than 12 people.
- (45) Hospitals.
- (6) Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yards.
- (7) Bed and breakfast establishments.
- (58) Other uses which the planning commission finds are similar to the above. [Ord. 698-11 § 1, 7-12-11; Ord. 632-91 § 13.03, 10-22-91].

18.40.040 Other regulations.

NOTE: Lot development requirements for single-family and two-family uses shall conform with the regulations set forth in WMC 18.30.040 and 18.35.040.

- (1) Minimum lot area: 6,000 square feet for interior lots; 7,500 square feet for corner lots.
- (2) Minimum lot width: 60 feet for interior lots, 75 feet for corner lots.
- (3) Maximum main building coverage: 55 percent of lot area.
- (4) Minimum open space: 30 percent of the lot shall be landscaped open space except that the surface area of a pool or uncovered patio can be included as open space.
- (5) Minimum Yard Setbacks.
 - (a) Front yard: 25 feet.
 - (b) Side yard: six feet except the side yard on the street side of each corner lot shall not be less than 10 feet. A zero side yard is permitted when two or more adjacent lots are developed as a unit and the opposite yard is a minimum of 10 feet. If the yard abuts an R-1 or R-2 district each story over the first requires an additional five-foot setback.
 - (c) Rear yard: 15 feet. If the yard abuts an R-1 or R-2 district, each story over the first requires a five-foot additional setback.
- (6) Minimum distance between buildings: 10 feet.
 - (a) Group dwellings in a single-row "side to side" series facing a side lot line: side yards to the rear of buildings, eight feet; side yards in front of buildings, 14 feet.
 - (b) Group dwellings in a double-row "side to side" series facing a central court: side yards to the rear of buildings, eight feet; width of central court, 24 feet; distance between buildings, 10 feet.
 - (c) The rear yard on a lot on which a dwelling group is constructed may be reduced to not less than 12 feet. No building in a group dwelling development shall have the rear thereof abutting upon a street.
- (7) Maximum Building Height. For main buildings, 3630 feet without a use permit and 50 feet with an approved use permit. Accessory buildings are 25 feet.
- (8) Minimum Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC.
- (9) Landscaping. Landscaping shall be provided according to design review standards. [Ord. 712-15 § 1, 6-9-15; Ord. 698-11 § 1, 7-12-11; Ord. 632-91 § 13.04, 10-22-91].

Chapter 18.45

R-P MULTIPLE RESIDENCE-PROFESSIONAL OFFICE DISTRICT

Sections:

- 18.45.010 Purpose.
- 18.45.020 Permitted uses.
- 18.45.030 Uses permitted with a conditional use permit.
- 18.45.040 Other regulations.

18.45.010 Purpose.

The multiple residence-professional office or R-P district is intended to reserve areas appropriate for mixed residential uses and promote the development of professional offices in areas located next to commercial districts. [Ord. 699-11 § 1, 7-12-11; Ord. 632-91 § 14.01, 10-22-91].

18.45.020 Permitted uses.

The following uses and structures are permitted in the R-P district:

- (1) ~~Uses permitted in the R-3 district as set forth in WMC 18.40.020. One- or two-family dwellings, including manufactured homes.~~
- (2) ~~Accessory and junior accessory dwelling units.~~
- (3) ~~Home occupations in accordance with WMC Chapter 18.110.070.~~
- (4) ~~Group dwellings, multiple-family dwellings and apartments, boarding and lodging houses and single-room occupancy (SRO) units with a maximum density of 30 units per acre.~~
- (25) ~~Professional Offices, occupied by accountants, architects, dentists, physicians, engineers, attorneys, counselors, drugless practitioners, electrologists, geologists, optometrists, and psychologists.~~
- (6) ~~Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use.~~
- (37) ~~Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. [Ord. 699-11 § 1, 7-12-11; Ord. 632-91 § 14.02, 10-22-91].~~

18.45.030 Uses permitted with a conditional use permit.

The following uses and structures are permitted in the R-P district only if a conditional use permit has first been secured:

- (1) ~~Uses permitted in the R-3 district as set forth in WMC 18.40.030. Churches and places of worship.~~
- (2) ~~Golf and country clubs.~~
- (3) ~~Nursing and group care homes.~~
- (4) ~~Private and religious schools, nursery schools, and day care centers providing services to more than 12 people.~~
- (5) ~~Hospitals.~~
- (6) ~~Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yards.~~
- (7) ~~Bed and breakfast establishments.~~

(2) ~~Offices for other professions the planning commission determines are similar to the offices occupied by accountants, architects, dentists, physicians, engineers, attorneys, drugless practitioners, electrologists, geologists, optometrists, and psychologists.~~ [Ord. 699-11 § 1, 7-12-11; Ord. 664-00 § 14.03, 6-27-00; Ord. 632-91 § 14.03, 10-22-91].

18.45.040 Other regulations.

NOTE: Lot development requirements for single-family and ~~two~~ family uses shall conform with the regulations set forth in WMC 18.30.040 and 18.35.040.

- (1) Minimum lot area: 6,000 square feet for interior lots; 7,500 square feet for corner lots.
- (2) Minimum lot width: 60 feet for interior lots, 75 feet for corner lots.
- (3) Maximum main building coverage: 55 percent of lot area.
- (4) Minimum open space: 30 percent of the lot shall be landscaped open space except that the surface area of a pool or uncovered patio can be included as open space.
- (5) Minimum Yard Setbacks.
 - (a) Front yard: 25 feet.
 - (b) Side yard: six feet except the side yard on the street side of each corner lot shall not be less than 10 feet. A zero side yard is permitted when two or more adjacent lots are developed as a unit and the opposite yard is a minimum of 10 feet. If the yard abuts an R-1 or R-2 district each story over the first requires an additional five-foot setback.
 - (c) Rear yard: 15 feet. If the yard abuts an R-1 or R-2 district, each story over the first requires a five-foot additional setback.
- (6) Minimum distance between buildings: 10 feet.
 - (a) Group dwellings in a single-row "side to side" series facing a side lot line: side yards to the rear of buildings, eight feet; side yards in front of buildings, 14 feet.
 - (b) Group dwellings in a double-row "side to side" series facing a central court: side yards to the rear of buildings, eight feet; width of central court, 24 feet; distance between buildings, 10 feet.
 - (c) The rear yard on a lot on which a dwelling group is constructed may be reduced to not less than 12 feet. No building in a group dwelling development shall have the rear thereof abutting upon a street.
- (7) Maximum Building Height. For main buildings, 30 feet without a use permit and 50 feet with an approved use permit. Accessory buildings are 25 feet.
- (8) Minimum Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC.
- (9) Landscaping. Landscaping shall be provided according to design review standards. [Ord. 713-15 § 1, 6-9-15; Ord. 699-11 § 1, 7-12-11; Ord. 632-91 § 14.04, 10-22-91].

Chapter 18.50

E ENTRYWAY DISTRICT

Commented [DG2]: Combined with CC and identified Wood Street fronting parcels

Sections:

- 18.50.010 — Purpose.
- 18.50.020 — Permitted uses.
- 18.50.030 — Uses permitted with a conditional use permit.
- 18.50.040 — Prohibited uses.
- 18.50.050 — Other regulations.

18.50.010 — Purpose.

The entryway or E-district is intended to apply to arterial streets leading into downtown, where a mix of commercial, office, and residential uses is appropriate in an aesthetically appealing corridor, in which new developments and modifications to existing developments shall occur in accordance with design guidelines. Permitted uses and uses permitted with a conditional use permit are intended to be compatible with residential uses within and adjacent to the E-district. [Ord. 664-00 § 14B.01, 6-27-00; Ord. 632-91 § 14B.01, 10-22-91].

18.50.020 — Permitted uses.

The following uses and structures are permitted in the E-district:

- (1) Offices occupied by accountants, architects, dentists, physicians, engineers, attorneys, counselors, drugless-practitioners, electrologists, geologists, optometrists, psychologists, and other occupations and enterprises.
- (2) Retail stores and businesses or service enterprises, including the following:
 - (a) Banks and business offices.
 - (b) Food, hardware, variety, drug, and clothing stores not to exceed 2,500 square feet of retail sales floor area. All on-site storage related to such uses shall be within an enclosed building and shall be clearly incidental to and integral to the operation of the primary business.
 - (c) Music and dance studios.
 - (d) Blueprint shops and photographic stores.
 - (e) Cafes, restaurants, and catering shops.
 - (f) Art and antique shops.
 - (g) Florists.
 - (h) Barber shops and beauty parlors.
 - (i) Bakeries, including only retail sales on the premises and baking to supply not more than three retail outlets.
- (3) Other uses, which, in the opinion of the planning commission, are similar to those uses listed above; and
- (4) Outdoor advertising signs and structures pertaining to the use or operation of the site, subject to the following:
 - (a) Signs shall not exceed one and one-half square feet for each lineal foot of building frontage. The total surface area of all incidental signs, including services, trading stamps, prices, credit cards, or product advertising shall not exceed 40 square feet.
 - (b) Signs shall be no higher than 30 feet above grade. Freestanding signs in excess of 10 feet in height are prohibited.

~~(c) The above restrictions shall not apply to “directional signs” and “exempt signs” as defined in Chapter 18.125 WMC. [Ord. 664-00 § 14B.02, 6-27-00; Ord. 632-91 § 14B.02, 10-22-91].~~

~~18.50.030 — Uses permitted with a conditional use permit.~~

~~The following uses and structures are permitted in the E district only if a conditional use permit has first been secured. Uses and structures which, in the opinion of the planning commission, are similar to the following may be permitted if a conditional use permit has first been secured:~~

- ~~(1) Permitted uses in the R-2 district, as set forth in WMC 18.35.030.~~
- ~~(2) Pet shops and veterinary offices.~~
- ~~(3) Mortuaries and funeral parlors.~~
- ~~(4) Private schools.~~
- ~~(5) Bed and breakfast establishments with five or fewer guest quarters.~~
- ~~(6) Martial arts or exercise studios.~~
- ~~(7) Health clubs.~~
- ~~(8) Residential uses as authorized under WMC 18.110.090(9).~~
- ~~(9) Residential use as authorized under WMC 18.110.090(10). [Ord. 749-20 § 2, 6-23-20; Ord. 744-19 § 1, 2-26-19; Ord. 664-00 § 14B.03, 6-27-00; Ord. 632-91 § 14B.03, 10-22-91].~~

~~18.50.040 — Prohibited uses.~~

- ~~(1) Uses permitted in the ML district, as set forth in WMC 18.70.020(2) et seq.~~
- ~~(2) Uses permitted in the MH district, as set forth in WMC 18.75.020(2) et seq.~~
- ~~(3) Automobile service stations and mini-markets with gasoline sales.~~
- ~~(4) Outside sales and transient or mobile business operations.~~
- ~~(5) Bars and cocktail lounges, except as incidental to and contained within an otherwise permitted restaurant or cafe.~~
- ~~(6) Adult entertainment businesses subject to Chapter 18.115 WMC.~~
- ~~(7) Uses and structures with drive-through windows.~~
- ~~(8) Uses not expressly listed or determined by the planning commission to be similar to uses in WMC 18.50.020 or 18.50.030. [Ord. 664-00 § 14B.04, 6-27-00; Ord. 632-91 § 14B.04, 10-22-91].~~

~~18.50.050 — Other regulations.~~

- ~~(1) Residential Uses. Minimum lot area, front, side, and rear setbacks, maximum building height, maximum lot coverage and parking requirements for residential uses shall be subject to the regulations of the residential zone(s) in which the use is considered a principally permitted use.~~
- ~~(2) Nonresidential Uses.~~
 - ~~(a) Minimum lot area: 5,000 square feet.~~
 - ~~(b) Maximum lot coverage by structures: 50 percent.~~
 - ~~(c) Minimum Yard Requirements.~~

~~(i) Front: 12 feet from the inner edge of the sidewalk or, in the absence of a sidewalk, 18 feet from the outer edge of the curb.~~

~~(ii) Side: six feet from the inner edge of the sidewalk or, in the absence of a sidewalk, 12 feet from the outer edge of the curb.~~

~~(iii) Rear: 12 feet where accessible from street or alley for loading purposes. Buildings may project over the rear yard, providing 14 feet clear vertical distance from ground level is maintained. Building code and other regulations shall apply. Signs may be located in required yard areas, subject to design review.~~

~~(d) Maximum building height: 30 feet.~~

~~(e) Loading Space. Private off-street space for handling all materials and equipment shall be provided.~~

~~(f) Minimum Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC. No off-street parking shall be provided in the front of any structure.~~

~~(g) When applying the regulations contained in the E district to parcels adjoining Wood Street, the Wood Street frontage shall always be considered the front yard.~~

The city of Willows zoning map is hereby amended by designating the areas shaded on the following map as entryway E zoning district.¹ [Ord. 664-00 § 14B.05, 6-27-00; Ord. 632-91 § 14B.05, 10-22-91].

¹ Code reviser's note — The most current zoning map is on file with the city.

Chapter 18.55

CC CENTRAL COMMERCIAL DISTRICT

Sections:

- 18.55.010 Purpose.
- 18.55.020 Permitted uses.
- 18.55.030 Uses permitted with a conditional use permit.
- 18.55.040 Prohibited uses.
- 18.55.050 Other regulations.
- 18.55.060 Parking exemption for sites in the downtown area.

18.55.010 Purpose.

The central commercial or CC district is to be applied in the established central business district or similar areas where there is or will be a concentration of retail sales and service uses within a defined commercial center attractive to pedestrian shoppers. New residential uses are permitted, subject to regulations contained within this chapter. [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.01), 8-28-07; Ord. 664-00 § 15.01, 6-27-00; Ord. 632-91 § 15.01, 10-22-91].

18.55.020 Permitted uses.

The following uses and structures are permitted in the CC district:

- (1) Banks, ~~business offices,~~
- (2) ~~F~~Food, hardware, variety, department, drug, jewelry, clothing stores, and general retail establishments.
- (23) Music ~~and dance~~ studios.
- (34) Blueprint shops and photographic stores.
- (45) Cafes, restaurants, and catering shops.
- (56) Art and antique shops, pawnshops, and florists.
- (67) Newspapers and commercial printing shops, and repair shops.
- (78) ~~Laundries.~~ Laundromats and dry cleaners.
- (89) Barber shops and beauty parlors.
- (910) Libraries.
- (1011) Movie theaters.
- (1112) Museums and galleries.
- (1213) Bakeries, including only retail sales on the premises and baking to supply not more than three retail outlets.
- (1314) Outdoor advertising signs and structures pertaining to the use or operation on the site and not exceeding one and one-half square feet of sign per linear foot of site frontage.
- (1415) Professional offices, studios, and clinics.
- (1516) Public utility offices, substations, communications equipment buildings and related structures and uses unless a conditional use permit is required for such uses by other provisions of this title.

(~~16~~17) Incidental storage when contained within an enclosed building and when it is clearly incidental to and integral to the operation of the primary business.

(~~17~~18) Other uses which, in the opinion of the planning commission, are similar to those uses listed above.

(~~18~~19) Residences, boardinghouses, transitional and supportive housing, and group dwellings; provided, that residential units and quarters occupy only the second story or higher of structures whose first stories contain nonresidential uses, either permitted or permitted by conditional use permits in the CC district, except as authorized under WMC 18.110.090(8). [Ord. 732-17 § 1, 11-14-17; Ord. 714-15 § 1, 6-9-15; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.02), 8-28-07; Ord. 664-00 § 15.02, 6-27-00; Ord. 632-91 § 15.02, 10-22-91].

18.55.030 Uses permitted with a conditional use permit.

The following uses and structures are permitted in the CC district only if a conditional use permit has first been secured:

(1) Pet shops and veterinary ~~offices~~clinics.

(~~2~~) Kennels.

(~~23~~) Mortuaries and funeral parlors.

(~~34~~) Bars and cocktail lounges.

(~~45~~) Private and public parking lots.

(~~56~~) Private schools and business colleges.

(~~67~~) Public schools and colleges.

(~~7~~) Martial arts and exercise studios.

(8) ~~Health clubs~~Fitness centers.

(9) ~~Outside sales and transient or mobile~~food business operations.

(10) New and used automobile sales, automotive rental establishments and automotive repair; provided, that these uses are located on properties fronting on Tehama Street.

(11) ~~Mini-markets without gasoline sales~~ Convenience stores.

(~~12~~) Smoke shops.

(~~123~~) Hotels, motels, and similar lodging facilities.

(~~134~~) Bed and breakfast establishments.

(~~145~~) Churches and places of worship.

(~~156~~) Civic clubs.

(~~17~~) Meeting facilities.

(~~16~~18) ~~Reserved~~ Day care centers.

(~~17~~19) Accessory uses, including repair operations and services. Such services shall be clearly incidental to the sale of products at retail on the premises, shall not employ more than five persons excluding sales personnel, and shall be placed and constructed so as not to be offensive or objectionable because of odor, dust, smoke, noise, or vibration.

(~~18~~20) Other uses which, in the opinion of the planning commission, are similar to those uses listed above.

(1921) Uses and structures with drive-through windows.

(2022) Cannabis retail/dispensary business subject to development standards and WMC 9.20.070 to 9.20.080 and defined in WMC 8.10.010. [Ord. 760-24 § 1, 1-14-25; Ord. 732-17 § 1, 11-14-17; Ord. 714-15 § 1, 6-9-15; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.03), 8-28-07; Ord. 664-00 § 15.03, 6-27-00; Ord. 632-91 § 15.03, 10-22-91].

18.55.040 Prohibited uses.

(1) Uses permitted in the ~~MH~~LI district, as set forth in WMC 18.70.020(2) et seq.

(2) Uses permitted in the ~~MHHI~~ district, as set forth in WMC 18.75.020(2) et seq.

(3) Freestanding or ground-mounted telecommunications antennas, towers and related equipment intended for commercial uses. [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.04), 8-28-07; Ord. 664-00 § 15.04, 6-27-00; Ord. 632-91 § 15.04, 10-22-91].

18.55.050 Other regulations.

(1) Minimum lot area: 1,000 square feet.

(2) Minimum Yard Requirements for parcels fronting Wood Street:

(a) Front: 12 feet from the inner edge of the sidewalk or, in the absence of a sidewalk, 18 feet from the outer edge of the curb.

(b) Side: six feet from the inner edge of the sidewalk or, in the absence of a sidewalk, 12 feet from the outer edge of the curb.

(c) Rear: 12 feet where accessible from street or alley for loading purposes. Buildings may project over the rear yard, providing 14 feet clear vertical distance from ground level is maintained. Building code and other regulations shall apply.

(2) Minimum Yard Requirements for all other parcels:

(a) Front: none.

(b) Side: none.

(c) Rear: none.

(3) Maximum building height:

(a) Parcels fronting Wood Street: 30 feet

(b) All other parcels: 50 feet.

(4) Loading Area. Private off-street space for handling all materials and equipment shall be provided.

(5) Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC. However, the planning commission may, through a conditional use permit, reduce or waive off-street parking requirements if the planning commission adopts findings that (a) imposition of the off-street parking requirements of Chapter 18.120 WMC would require an excessive area be devoted to accessory land uses, to the detriment of productive building coverage desired in the downtown area, and (b) sufficient on-street parking and/or public off-street parking exists within reasonable walking distance. [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.05), 8-28-07; Ord. 664-00 § 15.04, 6-27-00; Ord. 632-91 § 15.05, 10-22-91].

18.55.060 Parking exemption for sites in the downtown area.

Uses and structures located within the downtown area, as defined within the CC central commercial zoning district, specifically the downtown parking exemption district area of Butte Street, Tehama Street, and Shasta Street,

specifically from Laurel Street to Wood Street as defined by the map contained in WMC 18.120.060 designating the downtown parking exemption zone, are not required to provide on-site parking as normally required by this chapter and Chapter 18.120 WMC, since new parking will be largely accommodated by existing on-street parking. Two parking spaces per new residential unit within the central business district as defined by the CC central commercial district shall be provided. The parking requirements for all other uses shall be determined by the city manager. However, the city manager shall refer any request to the planning commission when design review is required.

No existing city-required parking spaces in place as of the effective date of the ordinance codified in this chapter shall be removed within the downtown area. [Ord. 732-17 § 1, 11-14-17; Ord. 700-11 § 1, 7-12-11; Ord. 676-07 § 1(15.06), 8-28-07; Ord. 632-91 § 15.06, 10-22-91].

Chapter 18.60

CGGC GENERAL COMMERCIAL DISTRICT

Sections:

- 18.60.010 Purpose.
- 18.60.020 Permitted uses.
- 18.60.030 Uses permitted with a conditional use permit.
- 18.60.040 Other regulations.

18.60.010 Purpose.

The general commercial or CGGC district is intended to be applied in areas where commercial facilities are necessary for public service and convenience. [Ord. 733-17 § 1, 11-14-17; Ord. 701-11 § 1, 7-12-11; Ord. 632-91 § 16.01, 10-22-91].

18.60.020 Permitted uses.

The following uses and structures are permitted in the CGGC district:

(1) Uses permitted in the CC district as set forth in WMC 18.55.020.

(2) Pet shops and veterinarian officesclinics.

(3) Mortuaries and funeral parlors.

(4) Private schools and business colleges.

(5) Commercial parking lots and parking garages.

(6) Automobile service stations.

(7) Day care centers.

(8) Churches and places of worship.

(79) Residences, boardinghouses, transitional and supportive housing, and group dwellings; provided, that residential units and quarters occupy only the second story or higher of structures whose first stories contain nonresidential uses, either permitted or permitted by conditional use permits in the CGGC district, except as authorized by WMC 18.110.090(8).

(810) Emergency shelters (up to 50 beds), subject to development and managerial standards per WMC 18.110.111. [Ord. 733-17 § 1, 11-14-17; Ord. 715-15 § 1, 6-9-15; Ord. 701-11 § 1, 7-12-11; Ord. 632-91 § 16.02, 10-22-91].

18.60.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the CGGC district only if a conditional use permit has first been secured:

(1) All uses permitted in any residential zones.

(2) Boardinghouses, and group dwellings, and churches.

(3) Bars and cocktail lounges.

(4) Adult businesses.

(5) Major automobile and equipment repair service stations.

(6) Automobile and equipment sales and service including used car lots.

(7) Wholesale distribution uses and warehouses.

(8) Hotels, and motels.

(9) Hospitals and veterinary hospitals, sanitariums, and rest homes.

(10) Kennels.

(11) Storage facilities.

(12) Mobile food business operations.

(13) Drive-thru sales.

(14) Convenience stores.

(15) Smoke shops.

(916) Other commercial uses in the opinion of the planning commission which are of similar nature to those uses listed above.

(1017) Emergency shelters, 50 beds or more, subject to development and managerial standards per WMC 18.110.111.

(1418) Cannabis retail/dispensary business in general commercial (CGGC), combined CGGC/MLLI/PD or CGGC/PD zones subject to development standards and WMC 9.20.070 to 9.20.080 and defined in WMC 8.10.010. [Ord. 761-24 § 1, 1-14-25; Ord. 738-18 § 1, 8-14-18; Ord. 733-17 § 1, 11-14-17; Ord. 701-11 § 1, 7-12-11; Ord. 632-91 § 16.03, 10-22-91].

18.60.040 Other regulations.

(1) Commercial Uses.

(a) Minimum lot area: 5,000 square feet.

(b) Minimum Yard Requirements.

(i) Front: none.

(ii) Side: none.

(iii) Rear: 12 feet where accessible from street or alley for loading purposes. Building may project over rear yard area, providing 14 feet clear vertical distance from ground level is maintained. Building code and other regulations shall apply.

(c) Maximum building height: 35 feet. Additional height may be permitted if a use permit is secured in each case.

(d) Loading Space. Private off-street space for the handling of all materials and equipment.

(e) Minimum Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC.

(2) Residential Uses. Minimum lot area, front, side and rear setbacks, maximum building height, maximum lot coverage and parking requirements for residential uses permitted with a use permit shall be subject to the regulations of the residential zone(s) for which the use is considered a principally permitted use. [Ord. 733-17 § 1, 11-14-17; Ord. 701-11 § 1, 7-12-11; Ord. 632-91 § 16.04, 10-22-91].

Chapter 18.65

CHHC HIGHWAY COMMERCIAL DISTRICT

Sections:

- 18.65.010 Purpose.
- 18.65.020 Permitted uses.
- 18.65.030 Uses permitted with a conditional use permit.
- 18.65.040 Other regulations.

18.65.010 Purpose.

The highway commercial or CHHC district is intended to be applied along main roads and highway frontages in order to provide necessary services for the traveling public. [Ord. 632-91 § 17.01, 10-22-91].

18.65.020 Permitted uses.

The following uses and structures are permitted in the CH district:

- (1) Motels and hotels.
- (2) Automobile service stations.
- (3) Restaurants and cafes.
- (4) Convenience stores.

(5) Drive thru sales.

(56) Office space. [Ord. 632-91 § 17.02, 10-22-91].

18.65.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the CH district only if a conditional use permit has first been secured:

- (1) Additional highway commercial uses will require a conditional use permit only if the planning commission finds that the type of use is necessary for servicing the traveling public.
- (2) All permitted uses set forth in WMC 18.60.020.
- (3) Cannabis retail/dispensary business subject to development standards and WMC 9.20.070 to 9.20.080 and defined in WMC 8.10.010. [Ord. 739-18 § 1, 8-14-18; Ord. 664-00 § 17.03, 6-27-00; Ord. 632-91 § 17.03, 10-22-91].

18.65.040 Other regulations.

- (1) Commercial Uses.
 - (a) Minimum lot area: 5,000 square feet.
 - (b) Minimum Yard Requirements.
 - (i) Front: none.
 - (ii) Side: none.
 - (iii) Rear: 12 feet where accessible from street or alley for loading purposes. Building may project over rear yard area, providing 14 feet clear vertical distance from ground level is maintained. Building code and other regulations shall apply.

(c) Maximum building height: 35 feet. Additional height may be permitted if a use permit is secured in each case.

(d) Loading Space. Private off-street space for the handling of all materials and equipment.

(e) Minimum Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC. [Ord. 632-91 § 17.04, 10-22-91].

Chapter 18.70

MLLI LIGHT INDUSTRIAL DISTRICT

Sections:

- 18.70.010 Purpose.
- 18.70.020 Permitted uses.
- 18.70.030 Uses requiring conditional use permits.
- 18.70.040 Other regulations.

18.70.010 Purpose.

The light industrial or MLLI district is intended to apply to areas in which light manufacturing and heavy commercial uses of the nonnuisance type and large administrative facilities are the desirable predominant uses. [Ord. 632-91 § 18.01, 10-22-91].

18.70.020 Permitted uses.

The following uses and structures are permitted in the ML district:

- (1) Uses permitted in the GCCG district as defined in WMC 18.60.020.
- (2) Assembly and storage of goods, materials, liquids, and equipment, except storage of flammable or explosive matter or materials which create dust, odors, or fumes.
- (3) Wholesale and storage warehouses.
- (4) Feed stores.
- (5) Manufacturing, processing, fabricating, refining, repairing, packaging or treatment of goods, materials or produce by electric power, oil or gas (except operations involving fish fats and oils, bones and products or similar substances commonly recognized as creating offensive conditions in the handling thereof).
- (6) Dyeing and dry cleaning plants, rug cleaning plants, laundries, veterinary hospitals and enclosed animal kennels, cabinet shops, and construction and materials yards (except gravel, rock, and cement materials yards).
- (7) The following, when conducted within a building or enclosed within a solid wall or fence of a type approved by the planning commission not less than six feet in height: major automobile repairs, body and fender repair shops, auto painting shops, cooperage and bottling works, sheet metal shops, welding shops, truck terminals and retail lumberyards.
- (8) Automobile sales and service including used car lots.
- (9) Caretaker's residence; provided, that the legally established use requires the continuous supervision of a caretaker or security person. [Ord. 664-00 § 18.02, 6-27-00; Ord. 632-91 § 18.02, 10-22-91].

18.70.030 Uses requiring conditional use permits.

The following uses and structures may be permitted:

Retail stores and business or service enterprises which, in the opinion of the planning commission, are similar those included in WMC 18.60.030 (CG-GC district). [Ord. 632-91 § 18.03, 10-22-91].

18.70.040 Other regulations.

- (1) Industrial Uses.
 - (a) Minimum lot area: 10,000 square feet.
 - (b) Minimum Yard Requirements.

- (i) Front: none.
- (ii) Side: none, except as required by building code or other regulations.
- (iii) Rear: none.
- (c) Required parking spaces: see WMC 18.120.020
- (d) Loading Area. Private off-street space for the handling of all materials and equipment.
- (e) Maximum building height limit: 50 feet. [Ord. 632-91 § 18.04, 10-22-91].

Chapter 18.75

MHHI HEAVY INDUSTRIAL DISTRICT

Sections:

- 18.75.010 Purpose.
- 18.75.020 Permitted uses.
- 18.75.030 Uses requiring a conditional use permit.
- 18.75.040 Other regulations.

18.75.010 Purpose.

The heavy industrial or **MHHI** district is intended to apply to areas devoted to normal operations of industries subject only to regulations as are needed to control congestion and protect surrounding areas. [Ord. 632-91 § 19.01, 10-22-91].

18.75.020 Permitted uses.

The following uses and structures are permitted in the MH district:

- (1) Uses permitted in the **M-L-I** district as defined in WMC 18.70.020.
- (2) Wholesale lumberyards, lumber mills, grain elevators and storage.
- (3) Pottery kilns and ceramic works of heavy industrial types.
- (4) Concrete batch plants.
- (5) Blacksmith shops and casting foundries.
- (6) The following when enclosed with a solid wall or fence not less than six feet in height and of a type approved by the planning commission: building material storage yard, contractors' storage yard, and junkyard and auto-wrecking yard.
- (7) Fuel yards. [Ord. 664-00 § 19.02, 6-27-00; Ord. 632-91 § 19.02, 10-22-91].

18.75.030 Uses requiring a conditional use permit.

The following uses and structures may be permitted in the MH district only if a conditional use permit has first been secured:

(1) Retail stores and businesses which, in the opinion of the planning commission, are similar to uses included in WMC 18.60.030 (**GCCG** district).

(2) Utility facilities. [Ord. 632-91 § 19.03, 10-22-91].

18.75.040 Other regulations.

(1) Industrial Uses.

- (a) Minimum lot area: 10,000 square feet.
- (b) Minimum Yard Requirements.
 - (i) Front: none.
 - (ii) Side: none, except as required by building code or other regulations.
 - (iii) Rear: none.
- (c) Required parking spaces: see WMC 18.120.020.

- (d) Loading Area. Private off-street space for the handling of all materials and equipment.
- (e) Maximum building height limit: 50 feet. [Ord. 632-91 § 19.04, 10-22-91].

Chapter 18.80
OS OPEN SPACE DISTRICT

Sections:

- 18.80.010 Purpose.
- 18.80.020 Permitted uses.
- 18.80.030 Uses permitted with a conditional use permit.

18.80.010 Purpose.

This open space or OS district is established in order to maintain compatibility of development in areas presently used for open space reserves or similar uses and to preserve the lowest possible assessments on such properties until they are changed in use in accordance with the general plan. [Ord. 632-91 § 20.01, 10-22-91].

18.80.020 Permitted uses.

The following uses are permitted in the OS district:

- (1) Parks, public or private.
- (2) Outdoor recreation facilities such as golf courses.
- (3) Educational or charitable institutions of a predominantly open space character.
- (4) Uses of open lands within subdivisions or approved land development projects, which uses are included in agreements, contracts, or permits.
- (5) Uses of lands not included in subdivisions or land development projects, which lands are offered for open space classification by dedication, agreement, contract, or permit and which uses are specified therein.
- (6) Uses which the planning commission determines, by written findings, are similar to the above. [Ord. 632-91 § 20.02, 10-22-91].

18.80.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the OS district only if a conditional use permit has first been secured: all buildings. [Ord. 632-91 § 20.03, 10-22-91].

Chapter 18.85

AG AGRICULTURE GENERAL DISTRICT

Sections:

- 18.85.010 Purpose.
- 18.85.020 Principal permitted uses.
- 18.85.030 Uses permitted with a conditional use permit.
- 18.85.040 Other regulations.

18.85.010 Purpose.

The agriculture general or AG district is intended to be applied in areas in which agriculture is the desirable predominant use, and rural residential uses are secondary. The following regulations shall apply in all AG districts. [Ord. 702-11 § 1, 7-12-11; Ord. 632-91 § 21.01, 10-22-91].

18.85.020 Principal permitted uses.

The following uses and structures are permitted in the AG district:

- (1) One single-family residence, including manufactured homes.
- (2) General agriculture, which includes the cultivation of food and fiber such as field and tree crops, dairying, pasturage, tree farming, horticulture, floriculture, viticulture, apiaries and animal and poultry husbandry.
- (3) Accessory buildings such as barns, garages, carports, greenhouses, and garden sheds which are customarily used in conjunction with and incidental to a principal use or structure.
- (4) Windmills, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs, and storage tanks.
- (5) Transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14.
- (6) Employee housing as defined by Health and Safety Code Section 17021.6. [Ord. 702-11 § 1, 7-12-11; Ord. 632-91 § 21.02, 10-22-91].

18.85.030 Uses permitted with a conditional use permit.

The following uses and structures may be permitted in the AG district only if a conditional use permit has first been secured:

- (1) Commercial storage and handling of agricultural chemicals.
- (2) Fertilizer manufacturing.
- (3) Commercial hog and pig farming.
- (4) Animal sales yards.
- (5) Commercial stables and riding academies.
- (6) Agricultural processing plants and facilities.
- (7) Animal processing plants and rendering plants.
- (8) Sales and services to farmers or farm-related activities.
- (9) Kennels, [animal/veterinary](#) hospitals and veterinarian offices.
- (10) Injection wells, natural gas wells and commercial mineral extractions.

(11) Stands for the purpose of displaying and selling agricultural, floricultural, or farming products which are grown or produced on the premises; provided, that there shall be no more than one stand per lot or parcel of land.

(12) Any other use, in the opinion of the planning commission, which is suited to the agriculture general district and does not jeopardize the welfare of the community. [Ord. 702-11 § 1, 7-12-11; Ord. 632-91 § 21.03, 10-22-91].

18.85.040 Other regulations.

(1) Minimum lot area: 40 acres.

(2) Minimum yard requirements: front and rear, 30 feet; side, 20 feet.

(3) Maximum ground coverage: 35 percent.

(4) Maximum building height: 35 feet.

EXCEPTIONS: Water tanks, silos, granaries, barns, pole barns, electronic towers, antennas, and similar structures may exceed the 35-foot height, provided they do not exceed the airport height restrictions.

(5) All stables, barns, sheds, shelters, paddocks, riding stables and exercise yards for animals shall be located not less than 100 feet from all property and street right-of-way lines.

(6) The distance between any accessory building other than automobile garages and a dwelling unit shall not be less than 30 feet. [Ord. 702-11 § 1, 7-12-11; Ord. 632-91 § 21.04, 10-22-91].

Chapter 18.90

A AGRICULTURAL COMBINING DISTRICT

Sections:

- 18.90.010 Applicability of regulations.
- 18.90.020 Uses permitted.
- 18.90.030 Uses requiring use permits.
- 18.90.040 Special yards and distances between buildings.

18.90.010 Applicability of regulations.

The following uses shall be permitted and regulations of this chapter shall apply in all districts which are combined A districts in addition to the regulations specified in this title. [Ord. 632-91 § 21A.01, 10-22-91].

18.90.020 Uses permitted.

- (1) All uses permitted in the respective district with which the A district is combined.
- (2) Animal husbandry and livestock farming, provided not more than one horse, one mule, one cow, one steer, or five sheep shall be kept for each acre of land.
- (3) Small livestock farming; provided, that a use permit shall be required for the raising of more than 100 head of either poultry or small animals.
- (4) Sale of agricultural products produced on the premises; provided, that no commercial structure for such purpose, other than a temporary stand, shall be permitted. [Ord. 632-91 § 21A.02, 10-22-91].

18.90.030 Uses requiring use permits.

- (1) Dog and cat kennel, commercial stables.
- (2) Veterinary hospital. [Ord. 632-91 § 21A.03, 10-22-91].

18.90.040 Special yards and distances between buildings.

Barns, stables, chicken houses, and similar accessory buildings shall not be less than 50 feet from the front property line; not less than 20 feet from any side property line; and not less than 30 feet from any dwelling. [Ord. 632-91 § 21A.04, 10-22-91].

Chapter 18.95

PF PUBLIC FACILITIES DISTRICT

Sections:

18.95.010 Purpose.

18.95.020 Uses permitted subject to planning commission review.

18.95.010 Purpose.

The public facilities or PF district is intended to accommodate the wide range of public institutional uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the city and ensure compatibility with the surrounding neighborhood. [Ord. 632-91 § 22.01, 10-22-91].

18.95.020 Uses permitted subject to planning commission review.

Buildings and facilities owned, leased, or operated by the city of Willows, the Unified School District or any other district, the county of Glenn, the state of California or the government of the United States shall be required to submit all development proposals for review for conformity with the adopted general plan and conformance with CEQA. [Ord. 632-91 § 22.02, 10-22-91].

Chapter 18.100

F FRONTAGE COMBINING DISTRICT

Sections:

18.100.010 — Purpose.

18.100.020 — Applicability of regulations.

18.100.030 — Special regulations.

18.100.010 — Purpose.

The frontage or F combining district is intended to provide special setback and design standards in order to ensure safe and uniform development within certain commercial areas of the city. [Ord. 632-91 § 23.01, 10-22-91].

18.100.020 — Applicability of regulations.

In any district with which is combined any F district, the regulations of this chapter shall apply in addition to those hereinbefore specified for such district; provided, that if conflict in regulations occurs, the regulations of this chapter shall govern. [Ord. 632-91 § 23.02, 10-22-91].

18.100.030 — Special regulations.

(1) A front yard of not less than 25 feet shall be required for all uses, unless a greater front yard is required in the district with which the F district is combined.

(2) Screen planting or fencing of permitted commercial uses on open land shall be required as a condition to the granting of a use permit in each particular case.

(3) No outdoor advertising signs or structures shall be permitted except such or structures which pertain directly to permitted commercial uses, which are located on or immediately adjacent to such uses, and which do not exceed two square feet of advertising surface for each lineal foot of street frontage.

(4) Directional and informational signs of not more than six square feet may be permitted upon the securing of a use permit in each particular case. [Ord. 664-00 § 23.03, 6-27-00; Ord. 632-91 § 23.03, 10-22-91].

Chapter 18.105

PD PLANNED DEVELOPMENT COMBINING DISTRICT

Sections:

- 18.105.010 Purpose.
- 18.105.020 Applicability of regulations.
- 18.105.030 Development plans.
- 18.105.040 Procedures.
- 18.105.050 Development standards.
- 18.105.060 Legal requirements – Common areas.

18.105.010 Purpose.

The planned development or PD combining district is intended to provide a means of guiding land development or redevelopment in areas of the city that are uniquely suited for a planned coordination of land uses and to provide for a greater flexibility in land use intensity and design because of accessibility, ownership patterns, and community objectives. [Ord. 632-91 § 24.01, 10-22-91].

18.105.020 Applicability of regulations.

The PD combining district shall overlay the district with which it is combined and permits those uses allowed in that district and any other uses approved by the planning commission.

All development proposed within areas designated PD on the zoning map must first secure approval of a use permit by the planning commission. The planning commission shall find that the proposed development is in the public interest and where application of these regulations will provide a better means of carrying out the intent of the general plan. [Ord. 632-91 § 24.02, 10-22-91].

18.105.030 Development plans.

(1) Preliminary Development Plan. At the option of the property owner or agent, a preliminary development plan may be filed with the city manager. The preliminary development plan is not a permit or entitlement and shall not be binding on the city in any way but is intended as a preapplication review process. Submittal of a preliminary development plan is not required but is highly recommended.

The preliminary development plan shall include all of the following unless deemed unnecessary by the city manager:

- (a) Legal boundary of the project.
- (b) Plot plan of land and area to be developed, indicating the location of adjacent streets and all private rights-of-way existing and proposed.
- (c) General topography of the land with all drainage features and location of all proposed structures.
- (d) Vehicular and pedestrian circulation within the site with connections to adjacent streets and alleys.
- (e) The extent, location, and proposed improvements of all off-street parking facilities.
- (f) Existing and proposed land uses.
- (g) The number of units proposed.
- (h) The extent, location, and general arrangement of landscaping and open space.
- (i) Architectural drawings to demonstrate the concept and character of the proposed development.
- (j) A preliminary schedule of staging, sequence, and approximate times for all proposed development.

(k) Such additional information as may be required by the planning commission or the city council.

(2) Final Development Plan. Submittal of a final development plan is required for all development in a PD zoning district. The final development plan shall be prepared and endorsed by a licensed land development professional including, but not limited to, an urban planner, architect, land surveyor, civil engineer, and/or landscape architect. It shall encompass all contiguous parcels under the same ownership and shall include the following:

(a) A topographic map of the property prepared by a registered civil engineer or licensed land surveyor, with metes and bounds descriptions, which depicts in accurate detail the topography, existing buildings, land features (including area subject to flooding or ponding), and pertinent features of adjacent properties that may affect or be affected by the project.

(b) A site plan map, at the same scale as the topographic map, showing in detail the design and location of proposed lots, proposed and existing structures, and all functional use area such as roads, trails, paths, walkways, parks, common areas, rights-of-way, public and private open spaces, parking, planting, recreation, and so forth.

(c) A geologic soils report prepared by a licensed soils engineer.

(d) Architectural elevations of all proposed building types.

(e) Relationship of proposed buildings and structures to the nearest off-site improvement.

(f) Plan of approximate grading.

(g) Plan showing location, grades and widths of all streets, location and size of all utilities, drainage structures, parking areas, walkways, and other improvements.

(h) Preliminary landscape plans.

(i) Description of all open areas and statement indicating their intended disposition, i.e., how vested or to be vested, such as homeowners' association, dedicated to city, or otherwise.

(j) Statement setting forth a program for the installation and maintenance of parking areas, lighting, landscaping, private grounds, streets, utilities, and open areas.

(k) Indication of proposed property division, if applicable.

(l) Such additional information as may be required by the planning commission or the city council. [Ord. 632-91 § 24.03, 10-22-91].

18.105.040 Procedures.

(1) Preliminary Development Plan. Once the city manager has determined that the appropriate materials have been submitted, an informational meeting(s) with the planning commission and/or city council will be held at which the project proponent is to present the conceptual plan and respond to questions and at which public input may be gathered. Notices to property owners within 300 feet, homeowner groups, and other interested parties shall be sent at least 10 days prior to said meetings.

(2) Final Development Plan. A final development plan shall be filed along with an application for a use permit. The procedures outlined in Chapter 18.135 WMC shall then apply. [Ord. 632-91 § 24.04, 10-22-91].

18.105.050 Development standards.

(1) Uses Permitted. The uses permitted in any PD district shall be determined by those uses allowed with or without use permit approval in districts with which the PD district is combined. The planning commission may approve alternative uses only if those uses can be found to be in the public interest.

The number of dwellings per parcel and the number of dwellings per building may exceed the number allowed within R-1 and R-2 districts, provided the total density of the project does not exceed that designated by the general plan.

(2) **Parking Required.** Off-street parking shall be provided in an amount not less than that set forth in the regulations of Chapter 18.120 WMC for the uses proposed.

(3) **Building Height Limit.** The height of buildings or structures shall be limited to the height requirements in each particular zone combined with the PD districts.

(4) **Minimum Open Space.** In all residential developments 40 percent of the gross property area shall be reserved for and devoted to outdoor open space area. In the case of unit or phase development of a total area, the same open space requirement shall be applicable to each phase. Of this required open space area, 25 percent may be restricted to private use by individual owners or users of the planned development; however, 75 percent of said 40 percent shall be common or a shared outdoor open area. Open space shall not be construed to include streets (public or private), parking areas, or area covered by structures of any kind. The planning commission may grant a modification where, after considering the general purposes of a planned development, including the open space requirements, a practicable result will obtain.

(5) **Underground Utilities.** In any development which is primarily designed for or occupied by dwellings, all electric and telephone facilities, fire alarm conduits, street light wiring, and other wiring conduits and similar facilities shall be placed underground by the development unless waived by the planning commission.

(6) **Unit Size and Setbacks.** A residential planned development may be established on parcels of land comprised of not less than three acres of contiguous land, unless the planning commission in its discretion, or the city council upon appeal, finds that the property of less than three acres is suitable, by virtue of its unique character. When a PD district abuts a residential district, the setback requirements of the adjacent residential district shall apply to that portion of the PD district along the common boundary. [Ord. 632-91 § 24.05, 10-22-91].

18.105.060 Legal requirements – Common areas.

With respect to the common areas as set out in the development plan, there shall be provided, either in the body of the application or plan or appended thereto as exhibits, a subdivision plat showing the dedicated areas, covenants and other deed restrictions, plan of maintenance, and lot assessment procedures, which, among other things, shall include the following:

(1) The form of document or covenant that will legally create an automatic membership nonprofit homeowners' association.

(2) The extent and type of title of homeowners in the common property area or give definite assurance that it automatically will be so placed within a reasonable period of time.

(3) Limitations on use of common property.

(4) The extent and right of each lot owner to the use and enjoyment of the common property.

(5) Responsibility for the operation and maintenance of the common property.

(6) The amount of charge or assessment on each lot for the maintenance of common property, which will:

(a) Assure sufficient funds to maintain the common property and provide that such assessment shall be a lien on the property; and

(b) Provide adequate safeguards for the lot owners against undesirably high charges.

(7) All documents required by this section shall be in a form that may be enforced by the city of Willows and a form that shall be first approved by the city attorney. [Ord. 632-91 § 24.06, 10-22-91].

Chapter 18.110

GENERAL PROVISIONS AND EXCEPTIONS

Sections:

18.110.010	Scope.
18.110.020	Accessory buildings.
18.110.030	Accessory uses.
18.110.040	Bed and breakfast.
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18.110.111	Emergency shelter development and managerial standards.
18.110.112	Second dwelling units.
18.110.113	Reasonable accommodation request under the Fair Housing Acts.
18.110.114	Density bonus.

Commented [MC3]: This is where 18.110.115, food trucks should be - correct?

18.110.010 Scope.

Each and every district shall be subject to the provisions of this chapter in addition to the requirements and regulations set out in each of the district regulations. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.01), 3-11-08; Ord. 632-91 § 7.01, 10-22-91].

18.110.020 Accessory buildings.

Accessory buildings conforming to the building code of the city of Willows shall be permitted as follows:

(1) Attached Accessory Building. An accessory structure may be attached to the main building; provided, that it shall be made structurally a part of and have a common wall with the main building and it shall comply with all other requirements, including setbacks, for main buildings.

(2) Detached Accessory Buildings. Detached accessory buildings shall be located as follows:

- (a) To comply with side and front yard requirements for main buildings.
- (b) Three feet from the rear property line, unless the property abuts an alley. If abutting an alley, no rear setback is required.
- (c) Ten feet from any property line abutting a public street.

(3) Accessory building(s) shall not be erected in any R district, unless and until the main building is erected and occupied or until a use permit is first secured. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.02), 3-11-08; Ord. 632-91 § 7.02, 10-22-91].

18.110.030 Accessory uses.

Accessory uses as defined in WMC 18.25.010 shall be permitted as appurtenant to any permitted use without the necessity of securing an administrative use permit or use permit, unless particularly provided in this chapter. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.03), 3-11-08; Ord. 632-91 § 7.03, 10-22-91].

18.110.040 Bed and breakfast.

These regulations shall apply wherever the bed and breakfast use is permitted.

(1) A maximum of five guest bedrooms or 10 guests at one time shall be provided by a bed and breakfast establishment.

(2) The owner/operator shall reside on the property.

(3) Meals shall not be provided to other than guests of the establishment.

(4) All facilities shall meet with the health and safety regulations of the Glenn County health department. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.04), 3-11-08; Ord. 632-91 § 7.04, 10-22-91].

18.110.050 Fences.

(1) Fences shall not be placed or erected on public property unless an encroachment permit has been first obtained from the director of public works.

(2) In R districts, fences in side and rear yards may not exceed six feet in height and may not exceed three and one-half feet in height inside the 25-foot front yard setback. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.05), 3-11-08; Ord. 632-91 § 7.05, 10-22-91].

18.110.060 Height exceptions.

Towers, spires, chimneys, machinery penthouses, scenery lofts, cupolas, water tanks, radio aerials, television antennas and similar architectural and utility structures and necessary mechanical appurtenances may be built and used to a height not more than 10 feet above the height limit established for the district in which the structures are located; provided, however, no such architectural or utility structure in excess of the allowable building height shall be used for sleeping or eating quarters or for any commercial advertising purposes. Additional heights for public utility structures may be permitted upon the approval of the planning commission. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.06), 3-11-08; Ord. 632-91 § 7.06, 10-22-91].

18.110.070 Home occupations.

(1) The intent of a home occupation is to allow for limited or occasional nonresidential activities to be conducted within dwellings, detached accessory structures and garages. A home occupation as defined in WMC-18.25.080 shall be permitted in any residence upon first securing a use permit only if all the following regulations performance standards can be met:

(1a) Is confined completely within a legal structure and occupies not more than 25 percent of the floor space of a dwelling or 50 percent of that of an accessory building.

(2b) Involves no sales of merchandise other than that produced on the premises or directly related to and incidental to the services offered.

(3c) Is carried on by the member of the family occupying the dwelling with no other persons employed.

(4d) Produces no evidence of its existence upon or beyond the premises such as external alteration creating nonresidential or unsightly appearance of a structure, noise, smoke, odors, vibrations, etc., except one sign not to exceed two square feet in area and pertaining directly to the particular home occupation. The sign must be approved by the planning commission with regard to design and placement.

(5e) Does not generate pedestrian or vehicular traffic beyond that normal in the neighborhood in which such use is located.

(6f) Meets the requirements of the chief building inspector and fire district of the jurisdiction.

(2) The following home based occupations shall be prohibited:

(a) auto repair and painting.

(b) uses that could be a nuisance subject to approval of a Conditional Use Permit.

(c) Sales or repair of firearms unless approval of a Conditional Use Permit is obtained.

[Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.07), 3-11-08; Ord. 632-91 § 7.07, 10-22-91].

18.110.080 Temporary use and events.

(1) Temporary uses. Notwithstanding any of the provisions of this title to the contrary, the following uses shall be permitted in any zoning district of the city upon the issuance of an administrative use permit in the manner hereinafter provided by Chapter 18.130 WMC:

(1a) Circuses, carnivals, and amusement parks. Outdoor retail sales, also known as sidewalk sales, by a permanent business establishment.

(b) Seasonal sales of Christmas trees, pumpkins or fireworks.

(2bc) Temporary use of trailer, mobile homes, manufactured housing, or modular units for temporary office or caretaker quarters.

(3ed) Temporary uses not specifically identified in this section and not normally associated with or accessory to uses permitted in the zoning districts. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.08), 3-11-08; Ord. 632-91 § 7.08, 10-22-91].

(2) Temporary events. Temporary events involve the use of land or structures for an event for a limited duration and are permitted in any zoning district of the city upon the issuance of an administrative use permit. Temporary events shall not exceed seven consecutive days or four successive weekends per calendar year. These events may include, but are not limited to:

(a) Circuses, carnivals, rodeos, and amusement parks.

(b) Art shows, outdoor festivals and concerts.

(ab) Exemptions. The following temporary events are not subject to the requirements of this section:

(i) Events conducted in an approved place of public assembly;

(ii) Parades and street events conducted within public rights-of-way and approved by the appropriate agencies;

(iii) Admission-free public events or qualifying nonprofit events conducted on publicly owned land with landowner permission;

(iv) Private, noncommercial events held at a private residence.

18.110.090 Nonconforming uses.

(1) Continuation.

(a) The lawful use of land existing at the time of the passage of the ordinance codified in this title, although such use does not conform to the provisions hereof, may be continued. However, nonconforming commercial and industrial uses operated on open land not accessory to a permanent building on the site may be continued for a period not longer than five years after such uses become nonconforming.

(b) If any nonconforming use is abandoned or discontinued for any reason, subsequent use of such land shall be in conformity with the provisions of this title. The discontinuance of a nonconforming use for a period of six months or more is, in itself, prima facie evidence of abandonment.

(2) Changing to Another Such Use. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or more restricted classification.

(3) Alterations of Buildings. No existing building designed, arranged, or intended for or devoted to a use not permitted under the regulations of this title for the district in which such building or premises is located shall be enlarged, extended, reconstructed, or structurally altered, unless such use is changed to a use permitted under the regulations specified by this title for such district in which said building is located. However, authorized maintenance shall be permitted not exceeding a total amount (during a period of five years) of 50 percent of the assessed value of the building according to the assessments thereof by the assessor of the county.

Notwithstanding the above, an owner of a nonconforming building intended for residential use may apply for a conditional use permit to allow maintenance of the building in excess of the amount specified.

(4) Destruction of Building. If at any time any building in existence or maintained at the time of the adoption of the ordinance codified in this title or amendments thereto which does not conform to the regulations for the district in which it is located shall be destroyed by fire, explosion, act of God, or act of the public enemy, to the extent of more than 50 percent of the value thereof, then and without further action by the city council, said building and the land on which said building was located or maintained shall from and after the date of such destruction be subject to all the regulations of the district in which such land and/or building is located. For the purposes of this title, the value of any building shall be the estimated cost of the replacement of the building in kind, as determined by the building official. by fire or other natural disasters, it may be rebuilt. The new structure must be rebuilt within the exact same building footprint as the original structure. It cannot increase the original height, square footage, or level of nonconformity. A complete building permit application for the reconstruction must be submitted within twelve (12) months of the date of damage, destruction, or demolition. Reconstruction must be actively pursued to completion

Commented [AR4]: Does the PC & CC want to change this to allow someone to rebuild in the same footprint??

Notwithstanding the above, nonconforming residential structures solely for residential use located in an office, commercial or industrial zone may be continued as a residential use; provided, that there shall be no increase in the number of dwelling units or total floor area of the former structure. An owner of a nonconforming building intended for residential use may at any time apply to the city manager or his/her designee for a zoning clearance letter to allow the continued use, maintenance and improvement of the nonconforming structure including its reconstruction in the event it is destroyed more than 50 percent by any of the enumerated acts; provided, that the following conditions are met:

- (a) A building permit for reconstruction is issued within six months of destruction.
- (b) Reconstruction conforms to the current development standards regarding parking, height, setback, and other provisions of this code.

(5) Applicability of Chapter to New or Changed Districts. The foregoing provision shall also apply to nonconforming uses in districts hereafter changed or established, and any time limit for the suspension of a nonconforming use of the land shall date from the date of the enactment of the ordinance codified in this title or any amendment of district boundaries which first creates a nonconforming use or uses.

(6) Certificate of Use and Occupancy. The owner or occupant of any land or building classified as a nonconforming use under provisions of this title shall, upon notification by the planning commission, make application for a certificate of use and occupancy and shall, on a schedule established by the planning commission, thereafter, apply for renewal of said certificate. The planning commission may waive the requirement for initial application for a certificate of use and occupancy and/or periodic renewal, either on a case-by-case basis or categorically for a class or classes of nonconforming properties.

(7) *Repealed by Ord. 754-22.*

(8) Residential Use Exemption for Existing Structure(s). An existing structure within the Central Commercial (CC) or General Commercial (GC) zoning districts may be used for residential units, regardless of its original construction type, if the owner obtains a conditional use permit from the planning commission. The planning commission is authorized to approve, conditionally approve, or deny this request, and any decision may be appealed under the provisions of WMC 18.135.060. No enlargement, extension, reconstruction, or structural alteration is permitted to the structure, except as allowed under subsection (3) of this section.

Existing structure(s) located within the CC (central commercial) or CG (general commercial) zoning districts whether originally constructed as a residential dwelling or not may be allowed for use as residential unit(s) by way of a conditional use permit from the planning commission. No enlargement, extension, reconstruction, or structural alteration may be permitted to the structure except as permitted under subsection (3) of this section. The planning

~~commission is authorized to approve, conditionally approve, or deny a request subject to appeal provisions of WMC 18.135.060.~~

(9) Residential Use Exemption for Existing Structure(s). Existing structure(s) constructed for single or multiple residential use prior to current code and located within the entryway zoning district may be allowed for use as a residential unit(s) by way of a conditional use permit. Enlargement, extension, reconstruction, or structural alteration may be permitted to the structure in accordance with WMC 18.50.050 and as permitted under subsection (3) of this section. The planning commission is authorized to approve, conditionally approve, or deny a request subject to appeal provisions of WMC 18.135.060.

(10) Residential Use Exemption. Existing vacant property located within the entryway zoning district may be allowed for use as a single-family residential unit by way of a conditional use permit from the planning commission, subject to the following criteria: (a) the parcel shall not abut Wood Street; (b) the parcel shall abut another residential use; (c) the parcel shall comply with WMC 18.50.050(1). The planning commission is authorized to approve, conditionally approve, or deny a request subject to appeal provisions of WMC 18.135.060. [Ord. 754-22, 4-26-22; Ord. 751-20 § 2, 8-25-20; Ord. 750-20 § 2, 6-23-20; Ord. 743-19 § 1, 2-26-19; Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.09), 3-11-08; Ord. 664-00 § 7.09, 6-27-00; Ord. 632-91 § 7.09, 10-22-91].

18.110.100 Yards.

(1) No yard or other open space provided about any building for the purpose of complying with the regulations of this title shall be considered as providing a yard or open space for any other building or structure.

(2) In any case where a setback line, building line or official plan line has been established, the required yards on the street frontage of lots shall be measured in accordance with such lines and in no case shall the provisions of this title be construed as permitting any structure to extend beyond such lines.

(3) Garages, carports and other accessory buildings may be attached to and have a common wall with the main building or, when located as required by this title, may be connected thereto by a breezeway.

(4) Cornices, eaves, canopies, fireplaces, and similar architectural features, but not including any flat wall or window surface, may extend into any required yard a distance not to exceed two feet.

(5) Uncovered porches or stairways, fire escapes or landing places may extend into any required front or rear yard a distance not to exceed six feet and into any required side yard a distance not to exceed one-half of the width of the side yard required for the lot.

(6) In any R district where 50 percent or more of the building sites in any one block or portion thereof in the same district have been improved with buildings, the required front yard shall be a depth equal to the average of the front yards of the improved building sites, to a minimum requirement of that specified for the district, but in no case less than 16 feet.

(7) In any full block frontage lots, the front yards may be varied so that the required yard depth is not reduced more than five feet, the average of all lots equals the required yard depth and corner lot yards are not reduced.

(8) No yard may be used or allowed to be used for the storage, accumulation or placement of junk, automobiles or other motor vehicles, machinery, or building materials except:

(a) Automobiles regularly in use which are parked within the off-street parking space provided for on said property.

(b) Building materials as may necessarily be required for construction upon the lot wherein said yard is located immediately prior to and during such construction.

(c) As may be allowed by the specific regulations applicable to the district wherein said yard lies. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.10), 3-11-08; Ord. 632-91 § 7.10, 10-22-91].

18.110.110 Storage containers.

Storage container units shall be permitted subject to the following:

(1) Storage containers shall be permitted within all residential zones (R-1, R-2, R-3 and R-P), subject to the following:

- (a) An administrative use permit, pursuant to provisions of Chapter 18.130 WMC, must be obtained prior to placement of a storage container on a property.
- (b) Containers may not be located in front, side, or rear yard setbacks, or be located forward of the principal residence on the lot. Storage containers may not be located within utility line easements and are subject to applicable city fire code compliance, including maintaining defensible space around the container and separation from other buildings.
- (c) The maximum height of a storage container is limited to eight feet above finished grade.
- (d) Containers cannot be located on a property prior to placement of the principal residence.
- (e) Containers require issuance of a building permit, and must meet design criteria and foundation criteria noted herein.
- (f) Containers cannot be placed in any city-designated entryway locations.
- (g) No more than one storage container may be allowed per lot.

(2) Storage containers may be permitted in the following commercial and industrial zones (CGGC, CHHC, ML-LI and MH), subject to the following:

- (a) The placement of storage containers shall be subject to a use permit, pursuant to the provisions of Chapter 18.135 WMC, before the planning commission.
- (b) Containers may not be located in front, side, or rear yard setbacks.
 - (i) In zones where no setback is otherwise required, a minimum setback shall be established through the use permit process, taking into account existing and planned land uses on adjoining properties.
 - (ii) Storage containers may not be located within utility line easements and are subject to applicable city fire code compliance, including maintaining defensible space around the container and separation from other buildings.
- (c) Containers require the issuance of a building permit, and must meet design criteria and foundation criteria noted herein.
- (d) Containers cannot be placed in any city-designated entryway locations.
- (e) The maximum height of a storage container is limited to 10 feet above finished grade.

(3) The following design criteria shall apply to placement of a storage container:

- (a) The container shall be maintained in quality condition, free of rust or other signs of deterioration.
- (b) The container shall be painted (colors consistent with city design criteria as noted in Chapter 18.141 WMC).
- (c) Screening shall be utilized as necessary to reduce visibility from public vantage points, and may include use of solid fencing or fencing with screening slats, landscaping and similar measures.

(4) The following foundation and building criteria shall apply to the placement of a storage container:

(a) Use of a foundation or other system which, in the opinion of the building official, provides necessary support for the storage container. The foundation may include, but not be limited to, use of a concrete pad or similar durable surface able to adequately support the structure.

(b) Storage containers shall be outfitted with a safely locking door mechanism.

(c) No electrical power may be provided to a storage container.

(5) No advertising is allowed on storage containers.

(6) The temporary use of a storage container shall be allowed in any residential, commercial or industrial zone pursuant to the following:

(a) A temporary use permit shall be obtained, pursuant to provisions of Chapter 18.130 WMC.

(b) The permit shall be granted for a period not to exceed 12 months.

(c) The permit shall expire when the project receives a certificate of occupancy or the building permit expires, whichever occurs first.

(d) Depending upon the term of the use and location of the proposed temporary storage container, temporary screening requirements and other design considerations may apply.

(e) Zoning district setbacks shall apply to the placement and location of the storage container.

(f) Storage containers shall not be used for any type of advertising.

(7) Nonconforming Storage Container(s). All storage container(s) lawfully existing prior to the adoption of the ordinance codified in this section may continue in use, subject to the provisions of this section, even when later amendments or prior amendments to any provision of this title have caused such lawfully existing storage container(s) to become nonconforming under the terms of this chapter. Storage container(s) not lawfully existing prior to the adoption of the ordinance codified in this section must be brought into conformance or removed.

(a) Nonconforming Storage Container(s). The owner of a nonconforming container shall within six months of notification of nonconformity either:

(i) Remove the container; or

(ii) Obtain a new permit, with variances to allow the nonconforming aspect; or

(iii) Obtain a new permit subject to modification or relocation of the container to achieve conformity with this division; or

(iv) Obtain an extension of time within which the container must be moved under the amortization provisions of subsection (7)(b) of this section; or

(v) Apply for a permit to allow a nonconforming storage container to remain on the property as described under subsection (7)(e) of this section.

~~(b) Amortization:~~

~~(i) An owner of a nonconforming container(s) may delay removal, modification, or relocation of the container(s) for a reasonable period in order to recover the original costs where, at the time specified for removal, the costs were not yet fully amortized. The amortization period shall be proportionate with the investment involved.~~

~~(ii) The owner of a nonconforming container(s) may apply to the city manager for an extension of time within which the container(s) must be removed. The application shall contain the following information:~~

~~(A) Address and detailed location of the container(s);~~

~~(B) The date the container(s) was placed;~~

~~(C) Whether and when a permit was issued;~~

~~(D) The cost of container placement;~~

~~(E) The remaining term of the container(s) owner's lease of the real property, if applicable; and~~

~~(F) The present value of the container(s).~~

~~(iii) The city manager shall consider the information presented on the application in acting on the request for extension. If the city manager finds that the circumstances warrant granting an extension of time for amortization of the container, the city manager may grant the extension for a reasonable time not to exceed three years.~~

(c) Use Permit or Planned Development Permit. Nonconforming storage container(s) that were permitted and installed pursuant to a conditional use permit or planned development permit, prior to the adoption of the ordinance codified in this section, may continue in use until changes, expansions, or alterations other than normal maintenance and upkeep are proposed for or made to such container(s). At the time of such change, any such container(s) must be brought into conformance with the provisions of this chapter.

(d) Alterations to Existing Development. When structural alterations, additions or remodeling with a value, as determined by the building official, of 25 percent or more of the full value of the improvements as shown on the last equalized assessment roll or \$15,000, whichever is greater, are made to the exterior of a building or to a site containing a nonconforming container(s), any and all such nonconforming storage container(s) must be brought into conformance with the provisions of this chapter whether or not changes or alterations are proposed for or made to the container(s), or such storage container(s) must be removed.

(e) Retention of Nonconforming Storage Containers. Any owner or user of such nonconforming storage container(s) wishing to maintain such a container(s) in its existing condition may apply to the city manager for a permit to allow continued maintenance and use of the container(s). Application shall be made within 30 days of the container's owner or user being notified of the need to bring such container(s) into conformance. Such permit, if granted, shall establish a specific period of time for continued use and maintenance, based upon an individual assessment of the facts and circumstances relating to the particular container(s). Factors to be considered in approving or denying such a permit shall be the initial container's cost, the container's age, the value of any proposed structural alterations to the existing storage container, existing placement of the container on the subject property, its overall condition and appearance, and similar facts and circumstances. However, the intent of the city is to ensure compliance with the provisions of this chapter and the keeping of storage containers on private properties, and in no instance shall a nonconforming storage container be approved by city permit for a period of more than three years. Failure to apply for a permit within the 30 days specified herein shall constitute a waiver of the right to request any longer period for maintenance or use of an existing nonconforming container(s).

(f) Annexation – Change of Zone. Any container(s) that becomes nonconforming after the adoption of the ordinance codified in this section because of annexation, zone change, or other city action shall be subject to the provisions of this section. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 685-09 § 2, 8-11-09].

18.110.111 Emergency shelter development and managerial standards.

An emergency shelter shall comply with the requirements of this section, where allowed by WMC 18.60.020(8) and 18.60.030(10).

(1) Purpose. The provisions of this section are intended to provide opportunities for the development of permanent emergency shelters to provide temporary housing, with minimal supportive services for homeless persons, and to establish standards for these shelters.

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(2) Location. An emergency shelter shall be proposed in the CG-GC general commercial zoning district, subject to the permit requirements of WMC 18.60.020(8); provided, that a minimum distance of 300 feet shall be maintained from any other emergency shelter, as measured from the property line.

(3) Project Review and Approval.

(a) Emergency shelters with up to 50 beds are principally permitted in the CG-GC zoning district; provided, that, during seasonal or emergency events of flooding, extreme temperature, or natural disaster, such shelters shall not be limited with regard to the number of persons served, subject to occupancy limits of the fire department and the California Building Code, so long as the operating conditions set forth in this section are met.

(b) Emergency shelters with greater than 50 beds in the CG-GC zoning district shall require approval of a conditional use permit in compliance with WMC 18.60.030(10).

(c) An emergency shelter with 50 beds or less in the CG-gc zoning district is exempt from design review. An emergency shelter with greater than 50 beds in any zoning district, including the CG-GC zoning district, shall require design review in compliance with WMC 18.141.010.

(4) Development Standards.

(a) Maximum Number of Beds. As determined by CUP, except that a maximum of 50 beds shall be permitted, by right, in the CG-GC zoning district.

(b) Length of Stay. Temporary shelter shall be available to residents for no more than 180 days in any 12-month period.

(c) Intake/Waiting Area. A client intake/waiting area shall be provided at a minimum of 10 square feet per bed provided at the facility, with a minimum of 100 square feet. Said intake/waiting area shall be in a location not adjacent to the public right-of-way. If located at the exterior of a building, the intake/waiting area shall be visually separated from public view by a minimum of six-foot-tall visually screening mature landscaping or a minimum six-foot-tall decorative masonry wall, and shall provide consideration for shade/rain provisions.

(d) Lighting. Adequate external lighting shall be provided for security purposes.

(e) Security. Security personnel shall be provided during the hours that the emergency shelter is in operation.

(f) On-Site Management. At least one facility manager shall be on site at all hours that the facility is open. Additional support staff shall be provided, as necessary, to ensure that at least one staff member is provided in all segregated sleeping areas, as appropriate. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11].

18.110.112 SecondAccessory dwelling units and junior accessory dwelling units.

(1) Purpose. The provisions of this section provide opportunities for the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code Sections 65852.2 and 65852.22. The provisions of this section are intended to provide opportunities for the development of second accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) which provide complete independent living facilities for one or more persons.

(2) Requirements. ADUs and JADUs are permitted ministerially without discretionary review or public hearing in all zoning districts that permit single-family or multifamily residential uses. Development and construction must adhere to the following standards: The requirements of this section apply to the development and construction of secondary dwelling units. This section establishes development standards in compliance with Government Code Section 65852.12 and 66310-66313. SecondAccessory dwelling units and junior accessory dwelling units, as permitted by this title, are subject to the following requirements or conditions:

(a) ADUs may be constructed on any lot zoned for residential use, regardless of whether a primary dwelling currently exists or is proposed to be built concurrently. May be constructed in any R-1, or R-2 or R-3 zone if

~~the subject property contains one legal single-family dwelling; provided, that the second unit does not exceed the allowable density for the lot upon which the second unit shall be located.~~

~~(b) An ADU may be attached to, detached from, or located entirely within the interior space of the primary dwelling or an existing accessory structure. The second unit is either attached to the existing dwelling, or detached from the existing dwelling and located on the same lot as the existing dwelling.~~

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~~(c) A lot with a single-family dwelling may feature up to one ADU and one JADU. Multifamily lots are permitted to feature interior and detached ADUs in accordance with the minimum allocations mandated by state law. No more than one second dwelling unit shall be allowed on any parcel.~~

~~(d) The exterior materials, colors, and roof pitch of a new detached or attached ADU must match the primary dwelling unit. No subjective architectural review is required. The design of the second dwelling unit is compatible with the design of the primary dwelling unit and the surrounding neighborhood in terms of exterior treatment and scale.~~

~~(e) The total floor area of an attached second unit shall not exceed 30 percent of the existing living space.~~

~~(f) Detached ADUs may not exceed 1,200 square feet of interior livable space. Attached ADUs are limited to 500 square feet or 50% of the primary dwelling's floor area, whichever is greater. The total floor space for a detached second dwelling unit shall not exceed 1,200 square feet and may not have more than one bedroom.~~

~~(g) New construction must conform to the California Building Code. Side and rear setbacks shall not exceed four (4) feet. No setbacks are required for conversions of existing legal structures. New construction for second dwelling units shall conform to all requirements of this title and all provisions of the current California Building Code.~~

~~(h) Payment of all costs attendant thereto, for providing additional city services.~~

~~(i) Shall comply with the setback and height requirements of the applicable residential zoning district for the primary dwelling.~~

~~(j) All construction must conform to the current California Building Code. Separate utility connections and lateral lines shall not be required for ADU conversions within existing structures unless requested by the applicant. The second dwelling unit shall provide for utilities separate from the primary residential dwelling.~~

~~(k) The second dwelling unit shall comply with the lot coverage of the applicable zoning district.~~

~~(l) The second dwelling unit shall be required to provide one off-street uncovered parking space.~~

~~(m) Deed Restrictions. One unit on the property shall be owner-occupied and shall be the primary residence of the property owner, the other may be rented. Prior to issuance of any permit pursuant to this chapter, or occupancy of the second dwelling unit, an affidavit of owner occupancy and declaration or agreement of restrictions, in a form acceptable to the city attorney, shall be executed by the property owner(s) and recorded in the office of the recorder of Glenn County, stating that:~~

~~(i) The second dwelling unit shall not be sold separately;~~

~~(ii) The second dwelling unit is considered legal only so long as either the primary residence or the second dwelling unit is occupied by the owner of record of the property;~~

~~(iii) The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall void the approval of the unit and may result in legal action against the property owner.~~

~~(3) The developer of a subdivision that includes second dwelling units shall record a declaration of owner occupancy prior to the recordation of the final map or parcel map. Each lot with a second dwelling unit shall remain unoccupied until the property transfers ownership, allowing for compliance with the recorded owner occupancy restriction.~~

~~(4) Environmental Determination. The council finds that the adoption and implementation of the ordinance codified in this section are exempt from the provisions of the California Environmental Quality Act in that the council finds there is no possibility that the implementation of this section may have significant effects on the environment. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11].~~

18.110.113 Reasonable accommodation request under the Fair Housing Acts.

(1) Purpose. The purpose of this section is to establish a formal procedure for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures.

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~~(2) Findings. The council of the city of Willows finds as follows:~~

~~(a) Housing that is accessible to people with disabilities has been identified as a special housing need in the housing element of the city's current general plan.~~

~~(b) Policy RC-1.3.2 of the 2009-2014 Housing Element calls for amendment of the municipal code to provide a formal process for a person with disabilities to make a reasonable accommodation request seeking equal access to housing and reasonable accommodation in the application of the city's zoning laws.~~

~~(c) Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation (modifications or exceptions) in their land use regulations and practices when such accommodation may be necessary to afford disabled persons an equal opportunity to housing.~~

~~(d) The city of Willows has historically provided for reasonable accommodation through the use of existing regulatory procedures not specifically designed for people with disabilities.~~

~~(e) Codification of a formal process for persons with disabilities seeking equal access to housing to request reasonable accommodation in the application of the city's land use regulations and establishment of relevant criteria to be used when considering such requests will ensure prompt, fair and efficient handling of such requests in accordance with the fair housing laws' reasonable accommodation mandate.~~

~~(3) Applicability. A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This section is intended to apply to those persons who are defined as disabled under the Acts. For purposes of this section, "disabled," "disability," and other related terms shall be defined as in the Federal Americans with Disabilities Act of 1990, the California Fair Employment and Housing Act, or their successor legislation.~~

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Requests for reasonable accommodation shall be made in the manner prescribed by subsection ~~(4)~~ of this section.

~~(4) Application Requirements.~~

(a) Application. Requests for reasonable accommodation shall be submitted on an application form provided by the planning department, or in the form of a letter, to the city manager and shall contain the following information:

- (i) The applicant's name, address and telephone number.
- (ii) Address of the property for which the request is being made.
- (iii) The current actual use of the property.

(iv) ~~The basis for the claim that the individual is considered disabled under the Acts. That the subject individual is disabled under the Acts. Any information related to the subject individual's disability shall be kept confidential.~~

(v) The zoning code provision, regulation or policy from which reasonable accommodation is being requested.

(vi) Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

(b) Review with Other Land Use Applications. If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (including but not limited to conditional use permit, design review, general plan amendment, zone change, annexation, etc.), then the applicant shall file the information required by subsection (43)(a) of this section together for concurrent review with the application for discretionary approval.

(5) Review Authority.

(a) The City Manager. Requests for reasonable accommodation shall be reviewed by the city manager or his/her designee if no approval is sought other than the request for reasonable accommodation.

(b) Other Review Authority. Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application.

(6) Review Procedure.

(a) City Manager Review. The city manager, or his/her designee, shall make a written determination within 45 days and either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with subsection (7) of this section (Findings and Decision).

(b) Other Reviewing Authority. The written determination on whether to grant or deny the request for reasonable accommodation shall be made by the authority responsible for reviewing the discretionary land use application in compliance with the applicable review procedure for the discretionary review. The written determination to grant or deny the request for reasonable accommodation shall be made in accordance with subsection (7) of this section (Findings and Decision).

(7) Findings and Decision.

(a) Findings. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:

(i) Whether the housing which is the subject of the request will be used by an individual disabled under the Acts.

(ii) Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.

(iii) Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city.

(iv) Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning.

~~(v) Potential impact on surrounding uses.~~

~~(vi) Physical attributes of the property and structures.~~

~~(vii) Alternative reasonable accommodations which may provide an equivalent level of benefit.~~

(b) Conditions of Approval. In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by subsection (7)(a) of this section.

(8) Appeal of Determination. A determination by the reviewing authority to grant or deny a request for reasonable accommodation may be appealed to the planning commission in compliance with WMC 18.130.060. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11].

18.110.114 Density bonus.

(1) ~~The purpose of this section is to implement California State Density Bonus Law (California Government Code Sections 65915 through 65918). The provisions of State Density Bonus Law, as they may be amended from time to time by the California Legislature, are hereby incorporated into this title by reference. If any conflict arises between the text of this section and the state statute, the statutory provisions of Government Code Section 65915 shall automatically prevail. Purpose. The purpose of this section is to implement Government Code Section 65915. If any provision of this section should conflict with a provision of such statute, the statutory provision shall prevail.~~

(2) Definitions. ~~All terms used in this section shall have the exact same meanings as assigned to them under Government Code Section 65915.~~ Terms defined in Government Code Section 65915 shall have the same meaning in this section.

(3) Eligibility.

~~(a) Multi-Unit Threshold: The city shall grant a density bonus, along with corresponding incentives, concessions, and development standard waivers, to any housing development applicant proposing five (5) or more residential units (excluding bonus units) who agrees to construct affordable housing matching any category defined in Government Code Section 65915. Eligible projects include those targeting very-low-income, lower-income, or moderate-income households, senior housing developments, student housing, and projects benefiting foster youth, disabled veterans, or unhoused individuals.~~

~~(b) Sliding Scale Calculations: The exact percentage of the density bonus, along with the precise number of incentives or concessions granted, shall be calculated strictly using the sliding-scale schedules provided in the state statute.~~

~~(c) Ministerial Concession Review: The city shall grant all requested concessions or incentives unless the city council makes a written finding, supported by clear, substantial evidence, that the concession is not required to make the units affordable, would cause a specific, unavoidable adverse impact on public health and safety that cannot be mitigated, or would violate state or federal law. (a) The city shall grant a density bonus, the amount of which shall be as specified in Government Code Section 65915(f), and incentives or concessions, the amount of which shall be as specified in Government Code Section 65915(d)(2); when a housing development applicant seeks and agrees to construct a housing development, excluding any units permitted by the density bonus, that will contain at least any one of the following:~~

~~(i) Ten percent of the total units for lower income households, as defined in Health and Safety Code Section 50079.5.~~

~~(ii) Five percent of the total units for very low income households, as defined in Health and Safety Code Section 50105.~~

~~(iii) A senior citizen housing development, as defined in Civil Code Sections 51.3 and 51.12, or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Civil Code Section 798.76 or 799.5.~~

~~(iv) Ten percent of the total dwelling units in a common interest development as defined in Civil Code Section 1351 for persons and families of moderate income, as defined in Health and Safety Code Section 50093; provided, that all units in the development are offered to the public for purchase.~~

~~(b) The city shall grant the concession or incentive requested by the applicant unless the city council makes a written finding, based upon substantial evidence, of any of the following:~~

~~(i) The concession or incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).~~

~~(ii) The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.~~

~~(iii) The concession or incentive would be contrary to state or federal law.~~

(4) Continued Affordability.

(a) Rentals (55 Years): An applicant must execute a binding agreement ensuring the continued affordability of all lower- and very-low-income rental units that qualified the project for the density bonus for a minimum of fifty-five (55) years. Rents shall be set according to the standards in California Health and Safety Code Section 50053.

(b) For-Sale Units (15 Years / Equity Sharing): For-sale moderate-income units within a common interest development (governed by California Civil Code Section 4000 et seq.) must be initially sold to moderate-income families. The city shall enforce an equity-sharing agreement for a minimum of fifteen (15) years in strict compliance with Government Code Section 65915(c), unless conflicted by alternative public funding regulations (a) A housing development applicant shall agree to continued affordability of all low- and very-low-income units that qualified the applicant for the award of the density bonus for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for the lower-income density bonus units shall be set at an affordable rent as defined in Health and Safety Code Section 50053. Owner-occupied units shall be available at an affordable cost as defined in Health and Safety Code Section 50052.5.

~~(b) A housing development applicant shall agree that the initial occupant of the moderate-income units that are directly related to the receipt of the density bonus in the common interest development, as defined in Civil Code Section 1351, are persons and families of moderate income as defined in Health and Safety Code Section 50093, and that the units are offered at an affordable cost as defined in Health and Safety Code Section 50052.5. The city shall enforce an equity sharing agreement consistent with Government Code Section 65915(c) unless it is in conflict with the requirements of another public funding source or law.~~

(5) Projects with a Child Care Facility.

(a) Additional Bonuses: If an eligible housing development includes a child care facility located on or adjacent to the project site, the applicant is entitled to either an additional density bonus equal to the square footage of the facility or an additional concession that supports its economic feasibility.

(b) Operating Covenant: The child care facility must remain operational for a duration equal to or longer than the period the affordable housing units are restricted. The percentage of children from low-, very-low-, or moderate-income households attending the facility must match or exceed the percentage of affordable units required in the housing development. (a) When an applicant proposes to construct a housing development that conforms to the requirements of subsection (3)(a) of this section and includes a child care facility that will be located on the premises of, as part of, or adjacent to the project, the city shall grant either of the following:

(i) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.

(ii) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

(b) The city shall require, as a condition of approval of the housing development, that all of the following occur:

(i) The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable.

(ii) Of the children who attend the child care facility, the children of very low income households, lower income households or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subsection (3)(a) of this section.

(c) Notwithstanding any other provision of this section, the city shall not be required to provide a density bonus or concession or incentive for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities. [Ord. 734-17 § 1, 11-14-17; Ord. 709-14 § 1, 4-22-14].

18.110.115.14-110.115- Mobile food business operations.

(1) ~~(1)~~ Purpose. The purpose of this section is to provide guidance and standards for mobile business operations which entails a vendor who sells food or beverages from a motor vehicle.

(2) ~~(2)~~ Definitions. The following are definitions of terms contained in this section in addition to terms defined in Chapter 18.115.

“Long-term Food Station Truck” is a mobile food vendor that regularly serves a specific location(s) under a scheduled route. Truck mobility is maintained.

“Permanent Food Truck” is stationary setup where mobile food vendor remains in one specific location for an extended duration. Long-term leases and permanent water/sewer hookups may be required.

“Compact mobile food operation” is a mobile food facility that operates from an individual or from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance.

(3) ~~(2)~~ Application Requirements. Applicants shall apply for a Conditional Use Permit. The application shall include the following information:

(a) Name of business operator(s).

(b) Address or Assessor Parcel Number where mobile business operations will be occurring.

(c) Description of the type of commodity or commodities to be vended.

(d) Hours of Operation.

(e) Site Plan.

(4) ~~(3)~~ Development Standards. Mobile food business operations shall follow the following development standards:

(a) ~~(a)~~ Located on privately owned land not within enclosed buildings on permanent foundations or, in a public right-of-way, or in a residential driveway.

(a)

(b) ~~(b)~~ Hours of Operation shall be limited to 7:00 a.m. – 10:00 p.m. Sunday – Thursday and 7:00 a.m. -11:00 p.m. Friday – Saturday.

(b)

(c) Mobile food business operations shall comply with Chapter 8.10 of the Municipal Code.

(e) ~~(e)~~ A trash container shall be provided immediately adjacent to the food vending vehicle.

Trash container must be removed from the site during non-vending hours. Additionally, vendors must maintain the cleanliness of their site within twenty-five (25) feet surrounding their site.

(d)

(d) ~~(d)~~ One freestanding, nonilluminated sign, not exceeding four feet in any dimension, to be placed within ten (10) feet of the stationary food vendor. These regulations do not include any graphics or signs painted directly onto the vehicle. No sign shall impede vehicle traffic, pedestrian right-of-way, or pedestrian personal vehicle traffic. No stationary food vendor signs shall be located within the Caltrans right-of-way.

(e)

(e) ~~(e)~~ A Food Facilities Inspection Report from the Glenn County health department shall

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be required.

(f) (f) Chairs, tables, umbrellas and awnings are permitted as accessory to the mobile food business operations. The location of these features shall be shown on the site plan included with the Conditional Use Permit application.

(g) (g) The mobile food business operation shall comply with the Americans with Disabilities Act and other accessibility access standards.

(h) (h) Operations in a parking lots must minimize the amount of parking spaces they are utilizing and cannot impede traffic flow entering, leaving, or within the parking lot.

(i) (i) Operations adjacent to, or within close proximity to, a traffic intersection cannot visually impair drivers utilizing said intersection.

(j) (j) A Business License from the City of Willows shall be required.

(l) Compact mobile food operations shall conduct only limited food preparation.

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Chapter 18.115

ADULT ENTERTAINMENT BUSINESS REGULATIONS

Sections:

- 18.115.010 Definitions.Purpose
- 18.115.020 Regulation of location.Definitions
- 18.115.030 Waiver of locational provisions.Regulation of Location
- 18.115.040 Violations.Existing Businesses
- 18.115.050 Violations

18.115.010 Definitions.Purpose

The purpose of this chapter is to regulate the location of adult-oriented businesses to minimize documented adverse secondary effects on surrounding properties and neighborhoods while protecting rights guaranteed by the United States and California Constitutions. This chapter is intended to regulate the secondary effects of such businesses and not the content of protected expression.

18.115.020 Definitions

For purposes of this chapter:

Adult-oriented business means a business that, as a principal business purpose or substantial portion of its operations, offers goods, services, performances, or entertainment distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

Specified anatomical areas and **specified sexual activities** shall have the meanings established in Chapter 18.020 (Definitions), or if not defined therein, as interpreted consistent with applicable state and federal law.

(1) "Adult entertainment businesses" includes the following:

(a) "Adult book store" means an establishment having as a substantial or significant portion of its stock in trade books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas or an establishment with a segment or section devoted to the sale or display of such materials.

(b) "Adult motion picture theater" means an enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis or manner depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

(c) "Adult mini motion picture theater" means an enclosed building with a capacity for less than 50 persons used for presenting material distinguished or characterized by an emphasis on matter depicting or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

(d) "Adult hotel or motel" means a hotel or motel wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.

(e) "Adult motion picture arcade" means any place to which the public is permitted or invited wherein coin or slug operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

(f) "Cabaret" means a nightclub, theater, or other establishment which features live performances by topless and/or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers where such

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~~performances are distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.~~

~~(g) "Massage parlor" means any place where for any form of consideration or gratuity massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with specified sexual activities or where any person providing such treatment, manipulation, or service related thereto exposes specified anatomical areas.~~

~~(h) "Model studio" means any business where for any form of consideration of gratuity figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.~~

~~(i) "Sexual encounter center" means any business, agency, or person who for any form of consideration or gratuity provides a place where three or more persons, not all members of the same family, may congregate, assemble, or associate for the purpose of engaging in specified sexual activities or exposing specified anatomical areas.~~

~~(j) Any business or establishment which offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.~~

~~(2) "Specified sexual activities" includes the following:~~

~~(a) Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship.~~

~~(b) Clearly depicted human genitals in a state of sexual stimulation, arousal, or tumescence.~~

~~(c) Use of human or animal masturbation, sodomy, oral copulation, coitus, or ejaculation.~~

~~(d) Fondling or touching of nude human genitals, pubic region, buttocks, or female breast.~~

~~(e) Masochism, erotic or sexually oriented torture, beating, or the inflicting of pain.~~

~~(f) Erotic or lewd touching, fondling, or other contact with an animal by a human being.~~

~~(g) Human excretion, urination, menstruation, vaginal or anal irrigation.~~

~~(3) "Specified anatomical areas" includes the following:~~

~~(a) Less than completely and opaquely covered:~~

~~(i) Mature human genitals;~~

~~(ii) Mature human buttocks;~~

~~(iii) Mature human female breast below a point immediately above the top of the areola; and~~

~~(b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered. [Ord. 632-91- §§ 8.01— 8.03, 10-22-91].~~

18.115.0320 Regulation of location.

Adult-oriented businesses shall:

A. Be permitted only in the Commercial zoning districts with approval of a Conditional Use Permit

B. Not be located:

1. Within 500 feet of any residential zoning district;

2. Within 1,000 feet of another adult-oriented business;
3. Within 1,000 feet of any public or private school, public park, playground, religious assembly, licensed child care facility, or other use primarily serving minors.

Distances shall be measured in a straight line between the nearest property lines.

(1) Adult businesses shall be allowed only in commercial zones.

(2) In those land use zones where the adult entertainment business regulated by this title would otherwise be permitted uses, such business shall be permitted only upon the securing of a use permit. It shall be unlawful to establish any such adult entertainment business if the location is:

- (a) Within 500 feet of any area zoned for residential use; or
- (b) Within 1,000 feet of any other adult entertainment business; or
- (c) Within 1,000 feet of any public or private school, park, playground, public building, church, any noncommercial establishment operated by a bona fide religious organization, or any establishment likely to be used by minors.

The "establishment" of any adult entertainment business shall include the opening of such a business as a new business, the relocation of such business, or the conversion of an existing business location to any adult entertainment business use. [Ord. 632-91 § 8.04, 10-22-91].

18.115.040 Existing Businesses

No adult-oriented business lawfully established prior to adoption of this chapter shall be deemed nonconforming solely because of subsequent changes in surrounding land uses, except as otherwise provided by this Development Code.

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18.115.030 Waiver of locational provisions.

Any property owner or his authorized agent may apply to the planning commission for a waiver of any locational provisions contained in this title. The planning commission, after a hearing, may waive any locational provision if all of the following findings are made:

- (1) The proposed use will not be contrary to the public interest or injurious to nearby properties and that the spirit and intent of this title will be observed; and
- (2) The proposed use will not enlarge or encourage the development of a "skid row" area; and
- (3) The establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation; and
- (4) All applicable regulations of the codes and ordinances of the county will be observed. [Ord. 632-91 § 8.05, 10-22-91].

18.115.050 Violations

Violation of this chapter constitutes a public nuisance and may be enforced through any remedy authorized by this Development Code or applicable law.

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18.115.040 Violations.

Violation of the provisions of WMC 18.115.020 is declared to be a public nuisance per se, which shall be abated by way of civil abatement procedures only and not by criminal prosecution.

Nothing in this chapter is intended to authorize, legalize, or permit the establishment, operation, or maintenance of any business, building, or use which violates any city of Willows ordinance or statute of the state of California regarding public nuisances, sexual conduct, lewdness, obscene or harmful matter, exhibition, or public display thereof. [Ord. 632-91 § 8.06, 10-22-91].

Chapter 18.117

MARIJUANA CULTIVATION¹

Commented [DG14]: See Title 9

Sections:

18.117.010 — Definitions.

18.117.020 — Marijuana cultivation.

18.117.030 — Violations—Penalty.

18.117.010—Definitions.

“Marijuana” shall have the same meaning as that set forth in California Health and Safety Code Section 11018.

“Marijuana cultivation” means the planting, growing, harvesting, drying, or processing of all marijuana, including medical marijuana.

“Medical marijuana” means marijuana that has been recommended by a licensed physician in strict accordance with California Health and Safety Code Sections 11362.5 through 11362.83, inclusive, commonly referred to as the Compassionate Use Act and the Medical Marijuana Program. [Ord. 719-16 § 5, 1-26-16].

18.117.020—Marijuana cultivation.

Marijuana cultivation by any person or entity is prohibited in all zone districts within the city of Willows. [Ord. 719-16 § 5, 1-26-16].

18.117.030—Violations—Penalty.

(1) Violation of the provisions of this chapter is declared to be a public nuisance per se, which shall be abated by way of civil abatement procedures.

(2) Each violation of this chapter and each day a violation of this chapter continues to exist shall be considered a separate and distinct violation.

(3) All means of enforcement authorized under this code may be used to address violations of this chapter, including but not limited to: civil penalties, nuisance abatement, civil actions, and administrative citations.

(4) Nothing in this chapter is intended to authorize, legalize, or permit the establishment, operation, or maintenance of any business, building, or use which violates any city of Willows ordinance or statute of the state of California regarding public nuisances, sexual conduct, lewdness, obscene or harmful matter, exhibition, or public display thereof. [Ord. 719-16 § 5, 1-26-16].

¹ **Code reviser’s note:** Ord. 719-16, adding this chapter, expires January 25, 2018, pursuant to Resolution 37-2016.

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Chapter 18.120
PARKING REGULATIONS

Sections:

- 18.120.010 Purpose.
- 18.120.020 Parking spaces required.
- 18.120.030 Off-street loading facilities.
- 18.120.040 Size and improvements of parking areas.
- 18.120.050 General requirements.
- 18.120.060 Parking exemptions for sites in the downtown central commercial district.
- 18.120.070 Existing uses within the downtown central business district/parking exemption district.

18.120.010 Purpose.

The intent of this chapter is to provide for the on-site, off-street parking requirements for motor vehicles associated with any use or uses on the premises. It shall be the responsibility of the developer, owner, or operator of any specific use to provide for adequate off-street parking. [Ord. 704-11 § 1, 7-12-11; Ord. 675-07 § 1(9.01), 8-28-07; Ord. 632-91 § 9.01, 10-22-91].

18.120.020 Parking spaces required.

The number of off-street parking spaces shall not be less than specified hereinbelow:

(1) Residential Uses.

(a) One-Family and Two-Family Dwellings.

(i) ~~One-car garage for~~One off-street parking space shall be required per dwelling unit ~~each dwelling unit containing one bedroom;~~

(ii) ~~Two-car garage for each dwelling unit containing more than one bedroom.~~ Required spaces may be covered or uncovered, and may be arranged as tandem parking.

(iii) Required off-street parking spaces for single-family, two-family, and accessory dwelling units may be provided within the required front yard setback, provided the spaces are located on a legally constructed, paved driveway.

- Spaces may be configured in a tandem layout (one vehicle parked directly behind another).
- No parked vehicle shall overhang the property line or obstruct any portion of a public sidewalk or right-of-way in violation of the California Vehicle Code.
- Total paved driveway and parking surfaces shall not exceed 40% of the total required front yard setback area. Parking on unpaved lawn or landscaped areas is strictly prohibited.

Commented [AR15]: Highlighting to further discuss.

(b) Multifamily Dwellings.

- (i) One ~~covered-off-street~~ parking space for each unit containing one bedroom;
- (ii) Two ~~covered-off-street~~ parking spaces for each dwelling unit with two or more bedrooms.

The required parking shall not be sited in the front yard setback.

(c) Hotels, Motels and Rooming Houses (Including Bed and Breakfast Operations). One parking space for each sleeping unit plus two manager parking spaces.

(d) Transitional Housing/Supportive Housing. Same parking requirements as other residential uses.

(e) Emergency Shelters. Parking shall be limited to one (1) space per staff person on duty during the peak shift, and shall not be calculated based on the number of beds. One parking space for every 10 beds, plus one additional parking space for each staff person on duty.

(2) Institutional Uses.

(a) Hospitals. One parking space per bed plus one for every three employees and medical staff members.

(b) Clinics/Doctor's Office. One parking space for every 300 square feet of gross floor area plus one space for each employee and doctor or other professional attendant serving the clinic, with a minimum of four spaces required.

(c) Churches. One parking space for every four seats of seating or occupancy capacity, as determined by the fire marshal, in the largest assembly area of the church, plus one parking space for every 30 square feet of gross floor area in said assembly area not used for seating.

(d) Schools.

(i) Kindergarten ~~or Day Care~~. One parking space for every 10 children plus one for each employee; additionally, sufficient loading area shall be provided for the safe loading and unloading of children and adults.

(ii) Elementary Schools. One parking space for every 10 children plus one space for each employee.

(iii) High Schools. One parking space for every five students plus one space for each employee.

(iv) College and Trade Schools. One parking space for every three students plus one space for each employee.

(v) Residential Care Homes. One parking space for every five licensed patient beds and the higher of one parking space for every 500 square feet of gross floor area, or one parking space for each employee of the peak shift.

(vi) Libraries, Museums and Art Galleries. One space for each 300 square feet of gross floor area.

(3) Commercial Uses.

(a) Retail Sales or Service. One space for every 300 square feet of gross floor area with a minimum of four spaces plus one space for each employee.

(b) Furniture or Appliance Sales. One parking space for every 750 square feet of gross floor area with a minimum of four spaces plus one space for each employee.

(c) Restaurants and Bars. The higher of one parking space for each 200 square feet of gross floor area or one parking space for every four seats. Additionally, one parking space for every two employees.

(d) Theaters or Stadiums. One parking space for every four seats, plus one space for every two employees.

(e) Offices. One parking space for every 300 square feet of gross floor area plus one space for each employee.

(f) Dance or Amusement Halls. The higher of one parking space for every four seats or one parking space for each 200 square feet of gross floor area.

(g) Shopping Centers. A shopping center covering two acres shall provide one parking space per 200 square feet of gross floor area. Neighborhood shopping centers less than two acres shall provide parking spaces as identified for retail sales or service uses.

(h) Funeral Homes and Mortuaries. One space for each four fixed seats or every eight feet of bench length. Where no permanent seats are provided, one space for every 28 square feet of principal assembly area.

(i) Launderettes. One space for every five washing machines.

(j) Day Care Centers. One space for every 10 people attending the center plus one for each employee.

(k) Meeting Facilities: 1 space per 3 fixed seats or 1 space per 200 square feet of gross floor area where there are no fixed seats.

EXCEPTION: Parking requirements for commercially zoned property with 50 feet or less street frontage may be reduced or waived by the city manager. All other reductions require approval by the planning commission.

(4) Industrial Uses.

(a) Warehouse, Storage Building, Wholesale Operations and Light Manufacturing. One space for each 2,000 square feet of gross floor area, plus one space for each two employees on the largest shift.

(b) Laboratories and Research Facilities. One space for each 300 square feet of gross floor area.

(c) Machinery and Equipment Sales. One space for each 500 square feet of gross floor area.

(d) Mini Storage. Two spaces for an on-site caretaker, if any, plus one space for each employee plus one space for each 300 square feet of office space.

Off-street parking requirements for uses not herein specified shall be determined by the planning commission. [Ord. 704-11 § 1, 7-12-11; Ord. 675-07 § 1(9.02), 8-28-07; Ord. 632-91 § 9.02, 10-22-91].

18.120.030 Off-street loading facilities.

Private off-street loading space for commercial and industrial uses requiring the handling of goods, materials, and equipment shall be provided as listed below:

For buildings of 10,000 square feet of gross floor area, one off-street loading space, plus one additional space for each additional 35,000 square feet of gross floor area. [Ord. 704-11 § 1, 7-12-11; Ord. 675-07 § 1(9.03), 8-28-07; Ord. 632-91 § 9.03, 10-22-91].

18.120.040 Size and improvements of parking areas.

(1) Parking Spaces. Except as hereinafter provided by this section, each of the parking spaces required by this chapter shall be at least eight and one-half feet in width by 20 feet in length, together with such additional area which the city engineer determines is necessary to safely maneuver a vehicle between the parking space and any street or alley adjoining the property on which the parking space is located.

(2) Compact Parking Spaces. Where three or more parking spaces are required by this section, one-third of such spaces may be compact car spaces seven and one-half feet in width and 16 feet in length; provided, that where one-third of the required spaces is a whole number plus a fraction, the fraction shall be rounded off to the nearest whole number for purposes of determining the number of permitted compact car spaces.

(3) Lighting. Any lights used to illuminate the parking spaces or driveways shall be designed and located so that direct rays are confined to the property where the parking area is located.

(4) Parking Facilities for the Physically Handicapped. Off-street parking facilities serving the general public or residential uses shall provide accessible parking spaces for individuals with physical disabilities in strict compliance with the California Building Code (Title 24, Chapter 11B) and the federal Americans with Disabilities Act (ADA) standards. Facilities accommodating the general public, including but not limited to auditoriums, theaters, restaurants, hotels, motels, stadiums, retail establishments, medical offices, and office buildings, shall provide parking spaces for the physically handicapped in compliance with the following provisions:

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(a) Accessible spaces must be a minimum of nine (9) feet in width and eighteen (18) feet in length. Each space must be immediately adjacent to a striped access aisle that is at least five (5) feet wide. Van-accessible spaces must feature an access aisle that is at least eight (8) feet wide. Handicapped parking spaces shall be at least 14 feet wide and 18 feet long.

(b) The minimum number of accessible parking spaces, including the required ratio of van-accessible spaces, shall be determined strictly by CBC Table 11B-208.2 as amended by the State of California. Parking facilities containing six through 40 spaces, inclusive, shall include one handicapped parking space permanently signed with the international symbol of accessibility. One more handicapped space shall be provided for each additional 40 spaces or increment thereof.

(c) All accessible spaces must be marked with blue paint lines and permanently identified with the international symbol of accessibility signage, including tow-away warning signs, in compliance with California Vehicle Code standards. Two handicapped spaces permanently signed shall be required in conjunction with any use or combined uses which occur within a space of more than 10,000 square feet gross floor area. [Ord. 704-11 § 1, 7-12-11; Ord. 675-07 § 1(9.04), 8-28-07; Ord. 632-91 § 9.04, 10-22-91].

18.120.050 General requirements.

(1) Required Off-Street Parking. Off-street parking facilities shall be provided for any new building constructed and for any new use established, subject to the state law exceptions in subsection (5) of this section. Off-street parking facilities shall be provided for any addition or enlargement of an existing building or use that results in additional parking demand; provided, that additional parking shall be required only for the addition or enlargement and not the entire building or use. Off-street parking facilities shall be provided for any new building constructed and for any new use established. Off-street parking facilities shall be provided for any addition or enlargement of an existing building or use, or any manner of operation that would result in additional parking spaces being required; provided, that additional parking shall be required only for such addition, enlargement, or change and not the entire building or use.

(2) **Parking Standards for Uses Not in Compliance with Current Standards.**

(a) Whenever existing uses not in compliance with the parking standards of this code are transferred to new owners or operators who will continue the use without significant change or when new uses are initiated within existing structures which generate the same level of parking demand as the former use, no additional parking spaces shall be required.

(b) Whenever the use of any premises which is not in compliance with the parking standards of this code is enlarged, expanded, or intensified, additional parking spaces consistent with this code shall be provided only for the enlargement, expansion, or intensification and not for the entire use.

(c) Whenever the use of any premises which is not in compliance with the parking standards of this code is changed to a use where a higher parking demand is identified, additional parking spaces consistent with this code shall be provided for the additional intensity of the use and not for the entire use. When the new use generates a lower parking demand, no additional parking spaces will be required.

(3) **Parking Spaces for Uses Not Specified.** The parking space requirements for uses not set forth herein shall be fixed by the city manager and be based upon available studies and standards for the most compatible use.

(4) **Location of Off-Street Parking.** Required parking facilities shall be located on the same building site and conveniently proximate to the use or uses they serve and shall be designed, located, constructed and maintained so as to be fully and independently usable and accessible at all times. If there is no parking area or access to the parking area available on the building site, off-street parking and/or access as required may be provided off site upon first securing a use permit in each case. [Ord. 704-11 § 1, 7-12-11; Ord. 675-07 § 1(9.05), 8-28-07; Ord. 632-91 § 9.05, 10-22-91].

(5) State Law Exemptions and Overrides. The requirements of this section are strictly limited and overridden by the following California statutory provisions:

(a) **Single-Family Additions (AB 1308):** No additional parking spaces shall be required for additions, modifications, or remodeling of an existing single-family dwelling.

(b) **Commercial-to-Residential Conversions:** No additional parking spaces shall be required for the conversion of any existing commercial, office, or industrial structure into residential units.

(c) **Accessory Dwelling Units (ADUs):** Parking for ADUs and JADUs shall be governed exclusively by Section 18.110.112.

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18.120.060 Parking exemptions for sites in the downtown central commercial district.

Uses and structures located within the downtown area, as defined within the CC central commercial zoning district, specifically the downtown parking exemption district area of Butte Street, Tehama Street, and Shasta Street, specifically from Laurel Street to Wood Street as defined by the map below designating the downtown parking exemption zone, are not required to provide on-site parking as normally required by Chapter 18.55 WMC, since new parking will be largely accommodated by existing on-street parking. Two parking spaces per new residential unit within the central business district as defined by the CC central commercial district shall be provided. The parking requirements for all other uses shall be determined by the city manager. However, the city manager shall refer any request to the planning commission when design review is required.

No existing city-required parking spaces in place as of the effective date of the ordinance codified in this section shall be removed within the downtown area.

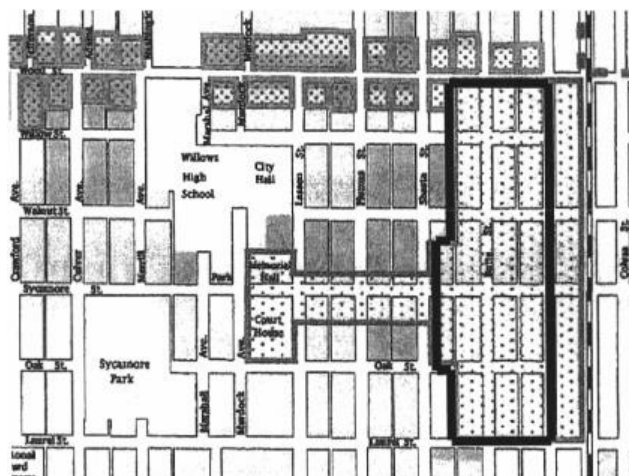


Figure 18.120.060 – Downtown Parking Exemption District

[Ord. 704-11 § 1, 7-12-11; Ord. 675-07 § 1(9.06), 8-28-07; Ord. 632-91 § 9.06, 10-22-91].

18.120.070 Existing uses within the downtown central business district/parking exemption district.

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 chapter; provided, that if a facility being used for off-street parking at the time of adoption of the ordinance codified in this section, which does not meet the parking requirements set forth in this

chapter, converts or changes to a use substantially the same as the previous use in terms of parking characteristics (as determined by the city manager), the new use shall not be required to increase the amount of off-street parking to comply with this chapter. [Ord. 704-11 § 1, 7-12-11; amended during 2009 recodification; Ord. 675-07 § 1(9.07), 8-28-07; Ord. 632-91 § 9.07, 10-22-91].

Chapter 18.125
COMPREHENSIVE SIGN LAW

Sections:

18.125.010	Purpose.
18.125.020	Definitions.
18.125.030	Prohibited signs.
18.125.040	Exempt signs.
18.125.050	Permit required.
18.125.060	Administrative review.
18.125.070	Application.
18.125.080	Building permit.
18.125.090	Fees.
18.125.100	Inspection and maintenance.
18.125.110	General standards.
18.125.120	Exceptions to standard.
18.125.130	Zoning compliance.
18.125.140	Residential zones.
18.125.150	Commercial districts.
18.125.160	Industrial districts.
18.125.170	Open space and agricultural districts.
18.125.180	Public or quasi-public districts.
18.125.190	Nonconforming signs.
18.125.200	Planning commission review.
18.125.210	Required findings.
18.125.220	Expiration and time extension of sign permits.
18.125.230	Compliance with electric power line requirements prerequisite to issuance.
18.125.240	Temporary economic stimulus regulations for signage for city of Willows licensed businesses.
18.125.250	Posting banners, handbills, etc.

18.125.010 Purpose.

The purpose of this chapter is to promote the orderly, and attractive, and safe signage ~~construction, placement and display of signs~~ throughout the city. It is the policy of the city that the primary purpose of signs is for identification and public information. Signs that cause distraction represent potential safety hazards, as well as aesthetic problems, and are either discouraged or prohibited. These general provisions serve as specific development standards to be applied in addition to the basic sign provisions within each zoning district described in Sections 18.125.140 through 18.125.180. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.01, 6-27-00; Ord. 632-91 § 10.01, 10-22-91].

18.125.020 Definitions.

The following are definitions of terms contained in this section:

“Abandoned sign” means a sign which no longer directs, advertises or identifies a legal business establishment, product or activity on the premises where such sign is displayed.

“A-frame sign” means a portable, two-sided sign typically in an “A” or inverted “V” configuration, also known as a sandwich board sign.

“Animated sign” means a sign with action, motion, or changing images, including rotating elements, moving parts, or video displays. This does not include changeable copy signs.

“Area of Sign”: ~~The area of a sign is~~ means the space enclosed by the border or outer dimensions of the sign. In the case of a wall sign or similar sign without an identifiable border, the area shall be the space enclosed by parallel lines which include all letters, words, and images of the sign.

Commented [MC16]: “In section 18.125.010, its mentioned that there are additional design standards; however, there are no additional design standards mentioned anywhere in this section.”

Commented [MC16R2]: These are described in 18.125.140-180, as described in the parenthesis. Added language for clarity

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“Awning, canopy or marquee” means any permanent roof-like structure extending from part or all of a building face over a public right-of-way and constructed of a durable material such as canvas, metal, wood, glass or plastic which projects from the wall of a building and serves as a shelter, as over a storefront, window or deck. No advertising shall be placed on any awning or canopy, except the name of the business or industry conducted within the premises.

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“Banner” means a temporary sign made of fabric, vinyl, or similar non-rigid material, typically attached to a building or suspended between supports.

“Billboard” means an outdoor, freestanding signboard usually off-site with a sign area exceeding 48 square feet that advertises products, services or activities not conducted on the premises where the sign is located.

“Changeable copy sign” means a sign that displays static images, text, or graphics that are changed manually or electronically on an intermittent basis, not continuously, steadily or on an interval. Also known as a digital display sign.

“Community directional sign” means information signs posted at key locations with the city directing vehicular traffic to the downtown central district or other key business locations. Community directional signs may not advertise specific businesses.

“Construction or development project sign” means a temporary sign identifying the persons, firms of development connected with a construction project.

“Directional sign” means on-premises incidental signs designed to guide or direct pedestrian or vehicular traffic.

“Exempt sign” means a sign exempted from the normal permit requirements.

“Flag” means a piece of fabric or similar material, typically rectangular, attached to a pole or halyard and displaying colors, patterns, or emblems.

“Freestanding sign” means a sign attached to a freestanding frame or support not attached to a building, e.g., monument signs and pole signs.

“Grade” means the grade after construction exclusive of any filling, berming, mounding, or excavating for landscaping or for the purpose of locating a sign.

“Height of sign” means the vertical distance measured from the adjacent grade directly below the sign to the top highest point of the sign.

“Identity sign” means a sign which is designed and intended to identify the name of a commercial business, professional office use, public use, quasi-public use, or similar use and which sign is located on the premises to be identified.

“Incidental sign” means a sign pertaining to and advertising goods, prices, products, services or facilities which are available on the premises. Such signing is in addition to the main identity signing.

“Monument sign” means a ground-mounted and freestanding sign, other than a pole sign.

“Nonconforming sign” means a sign lawfully erected and legally existing at the time of the effective date of an ordinance, but which does not conform to new provisions of said ordinance.

“Off-premise sign” means a sign that advertises or directs attention to a business, commodity, service, or activity conducted, sold, or offered at a location other than the premises where the sign is located.

“Pole sign” means a freestanding sign supported by one or more poles or similar supports with space between the grade and bottom of the sign face.

“Political sign” means a temporary sign advocating for or against a candidate, ballot measure, or political position.

“Projecting sign” means a sign which projects from the structure or building face to which it is attached.

“Public property” includes public streets, sidewalks, curbs, bridges, overpasses and underpasses, street lamp poles, electric light or telephone or telegraph poles, street signs, traffic signs, public information or directional signs, fire hydrants, publicly owned parking lots, public parks and playgrounds, and all buildings and facilities appurtenant thereto.

“Real estate or property sign” means any temporary sign pertaining to the sale, lease, exchange or rental of land or buildings. Real estate signs shall be located on site.

“Roof sign” means any sign erected upon, against or directly above a roof or parapet of a building.

“Sign” means any written (including letter, word or numerical pictorial) presentation including illustration, decoration, emblem, flag or any other device, figure, logo or similar character which is located and maintained as a freestanding structure or any part of a structure or located and maintained on a building or structure or device by being placed, installed, attached, affixed, fastened, pasted, posted, painted, printed, nailed, tacked or in any other manner thereon or thereto; and intended to announce, direct attention to, identify or advertise; and visible from outside any building or structure.

“Special event sign” means a community event, festival, charitable activity, or civic celebration of limited duration, including but not limited to fairs, farmers markets, outdoor concerts, and seasonal celebrations.

“Temporary sign” means a sign which is installed for a limited time (the period of which shall be determined by the city in issuing an administrative temporary sign permit), is incidental and is used for the purpose of conveying information concerning goods, services or facilities available on the premises. Temporary signs shall include special event signs and banners.

“Temporary window sign” means a sign painted or constructed of paper or other lightweight material and affixed to the window or glass area on a building for a limited time.

“Total sign area” means the combined total display area for each sign located on a building, pole, ground-mounted or other sign measured in square feet but not including temporary or traffic directional signs.

“Vehicle sign” means

“Wall sign” means a sign attached to or erected against a wall of a building or any sign affixed in such a way that its exposed face is parallel to the plane of a building.

“Window sign” shall mean a sign placed within a business window providing advertising services for the business. [Ord. 735-17 § 1, 11-14-17; Ord. 716-15 § 1, 6-9-15; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.02, 6-27-00; Ord. 632-91 § 10.02, 10-22-91].

18.125.030 Prohibited signs.

~~No person shall paint, mark, attach, post, or otherwise affix any sign upon or to any public property in the city, and any person responsible for doing so is liable to the city for all costs incurred by the city for the removal thereof, which constitute a debt to the city. The provisions of this section shall not apply, however, to the painting of house numbers on street curbs, or to the installation of sidewalks containing a design or an admixture of colors specifically authorized by the planning commission.~~

~~In addition to any sign not specifically in accordance with this chapter, t~~The following signs are prohibited:

~~(1) Signs on public property not authorized by the city council. No person shall paint, mark, attach, post, or otherwise affix any sign upon or to any public property in the city, and any person responsible for doing so is liable to the city for all costs incurred by the city for the removal thereof, which constitutes a debt to the city~~

~~(1) Signs, other than permitted projecting signs and portable signs, located on or extending over sidewalks, streets or public property;~~

Commented [AR17]: I think that we can expand this to make it more clear and user friendly.

(2) Rotating, revolving, flashing, animated, moving, glaring, changing, reflecting, and blinking signs ~~or signs which appear to do any of the foregoing, whether such signs are located on the exterior of the premises or on the interior for viewing from the exterior.~~ Additionally, signs emitting audible sounds, odor or visible matter.

(3) Billboard signs ~~of any type.~~

~~(4) A roof sign extending above the eave or parapet line, except when, in the opinion of the planning commission, the sign is a complementary architectural part or feature of the building.~~

~~(5) Temporary or permanent signs on public property, except when authorized by the city council or this chapter.~~

(6) Signs which advertise a business not having an active business license on file with the city.

(7) Searchlights, balloons or other gas-filled fixtures.

~~(8) Flags, banners or pennants, except to celebrate or commemorate a temporary or special event or occasion, including grand openings and special community events, and when authorized by the city for each such event or occasion.~~

~~(9) Off-premises signs which direct attention to a business, commodity, industry, or other activity which is sold, offered or conducted elsewhere than on the premises upon which such sign is located.~~

(10) Signs which purport to be, or are, an imitation of or made to resemble official traffic signs and attempt to govern traffic in public streets or rights-of-way. This does not include traffic or directional signs installed on private property to control traffic within the premises.

~~(11) Signs on public property not authorized by the city council or declared exempt under WMC 18.125.040.~~

(12) ~~Display of~~ vehicle signs (when parked or stored on property or street for the purpose of identifying a business or advertising a product or service) in excess of eight square feet and when the vehicle is parked in the same general location (such as the same block face) for a period exceeding 72 hours.

(13) Signs blocking doors or fire escapes.

(14) No person shall exhibit, post, or display on any sign or wall any statement, symbol or picture of an obscene nature.

(15) Any sign that is deemed hazardous to public health and safety by the planning commission. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.03, 6-27-00; Ord. 632-91 § 10.03, 10-22-91].

18.125.040 Exempt signs.

The following signs shall be allowed without planning commission approval and shall not be required to obtain a sign permit unless provided herein:

(1) Public signs and notices required or specifically authorized by law, statute, or ordinance, of any type, size or location.

(2) Signs of governmental agencies for control of traffic or other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies.

(3) Apartment or subdivision signs denoting the name of an apartment complex or subdivision when less than six square feet in area.

(4) Address numbers.

(4) Real estate Signs indicating that a property is for sale, rent, or lease and which are posted for a period not exceeding 30 days. Only one such sign is permitted to face each street adjacent to the property. Such signs may be

single- or double-faced, nonilluminated, and are limited to six square feet or less on property in residential zones and 32 square feet in nonresidential zones, and do not exceed eight feet in height. Temporary real estate open house directional signs are permitted in residential zoning districts only.

(5) **Temporary signs** shall not exceed four square feet total for each property in residential zones and 16 square feet total for each property in nonresidential zones, and subject to property owner's permission.

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(6) Plaques, ~~and~~ building cornerstones, memorial and historical markers.

(7) ~~Portable signs such as sandwich board or "A" frame signs~~ that do not impede pedestrian traffic, block visibility or pose any unsafe condition to the public through blocking of sidewalks, paths or other public access routes. Such signs may not exceed four feet in height and two feet in width for each side. ~~Temporary real estate open house directional signs are permitted in residential zoning districts only.~~

(8) The following sign modifications shall not require a sign permit. These exceptions shall not be construed as relieving the sign owner from responsibility for sign erection and maintenance and compliance with applicable provisions of this section:

(a) The changing of the advertising copy or message of a painted plastic face, or printed sign only. Electrical signs shall not be included in this exception, except for those signs specifically designed for the use of replaceable copy;

(b) The repairing, repainting, or maintenance of a sign, unless a structural change is made.

(9) Flags.

(10) Community directional signs.

(11) Construction or development project signs.

(12) Political signs.

(13) Special event signs.

[Ord. 735-17 § 1, 11-14-17; Ord. 716-15 § 1, 6-9-15; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.04, 6-27-00; Ord. 632-91 § 10.04, 10-22-91].

18.125.050 Permit required.

~~No sign shall be constructed, maintained, displayed, or altered within the city except pursuant to a sign permit obtained as provided in this chapter. All signs, unless the sign is specifically exempted from permit requirements pursuant to WMC 18.125.040, shall obtain a sign permit shall either be approved through WMC 18.125.060, Administrative review, or by the planning commission. At the discretion of the city manager or his/her designee, sign permit applications may be referred to the architectural design review board to approve, conditionally approve, or deny.~~ [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.05, 6-27-00; Ord. 632-91 § 10.05, 10-22-91].

18.125.060 Administrative review.

(1) Method of Review.

~~(a) An administrative sign permit is intended to allow planning department review of signs for projects consisting of not more than two separate permitted uses on the same lot or in the same building, as well as for temporary signs.~~

~~(bs) A sign permit may be obtained after receipt of a complete sign application by the property owner, or his/her authorized agent/designee assigned through a certification of permission, may submit a sign permit application to from the city manager or his/her designee. The sign permit application shall include a map or plat and drawings showing the location, size, colors, shape, type of illumination, copy, design and manner of installation of the proposed sign and the frontage of the premises. A single application may cover more than~~

~~one sign but shall be limited to a single premises. The city manager or his/her designee who shall administratively approve, conditionally approve or deny such sign request/permit application. The city manager may refer the application to the architectural design review board. Sign applications which are referred to the design review board by the city manager shall be scheduled for the next available design review board meeting upon determination of a complete application, and payment of applicable fee(s).~~

(c) Sign permits ~~applications which do not require design review pursuant to this section~~ shall be processed by the planning department within 10 working days of submittal of a complete application. In the event that the sign permit application is not approved, conditionally approved or denied within 10 working days, the applicant may request an appeal to the planning commission.

(2) Appeals. Appeals of the city manager's decision shall be to the planning commission and must be filed in writing to the city clerk within 10 calendar days of that action. Appeals of the planning commission's decision may be made to the city council by filing a written appeal with the city clerk within 10 calendar days of the commission's action and paying the fees as adopted by the city council. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.06, 6-27-00; Ord. 632-91 § 10.06, 10-22-91].

~~18.125.070—Application:~~

~~Any person desiring to construct, maintain, or display a sign for which a permit is required shall submit an application to the city manager. Such application shall include plans, drawings and other descriptive materials sufficient to depict the sign proposal, as well as all other proposed or existing signing on the same property, and to enable evaluation of the proposal's conformance with the sign regulations. A certification of permission of the property owner shall be required to submit a sign permit application. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.07, 6-27-00; Ord. 632-91 § 10.07, 10-22-91].~~

18.125.080 Building permit.

(1) No person, firm, or corporation shall erect, construct, enlarge, modify, or relocate any sign in the city without first obtaining a building permit for each such sign except those signs listed in WMC 18.125.040, and/or not required by the building official.

(2) Once approved administratively or by the planning commission and when a separate building or electrical permit is required, the applicant shall be notified and the sign permit shall not be issued until such other permits are obtained from the building department.

(3) If the building inspector finds that any sign regulated by this chapter is unsafe or insecure or is a menace to the public, he/she shall give written notice to the owner and to the property owner. If such sign owner fails to remove or alter the sign so as to comply with the standards set forth in this chapter within 30 days after such notice, the building inspector may cause such sign to be removed or altered at the expense of the sign owner or owner of the property upon which it is located. The building inspector may cause any sign which is an immediate peril to persons or property to be removed summarily and without notice. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.08, 6-27-00; Ord. 632-91 § 10.08, 10-22-91].

18.125.090 Fees.

Any person filing for a sign permit shall at the time of filing the application pay to the city a fee to cover processing the application and issuance of permit as set by city council resolution. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.09, 6-27-00; Ord. 632-91 § 10.09, 10-22-91].

18.125.100 Inspection and maintenance.

(1) Inspections. All signs for which building permits are required shall be subject to inspection by the building official or his/her authorized representative in the following manner and in compliance with WMC 18.125.080.

(a) Footing inspections will be required for all freestanding signs.

(b) Electric signs shall be inspected before or during erection prior to any work being covered.

(2) All signs and sign structures, together with their braces, guys, bolts, and supporting frames, shall be maintained at all times in a state of good repair and safe condition, free from deterioration, rot, rust and loosening. The display

surfaces shall be kept neatly painted or posted, shall have broken or cracked panels replaced, and shall have all sources of illumination in proper working order at all times. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.10, 6-27-00; Ord. 632-91 § 10.10, 10-22-91].

18.125.110 General standards.

The following sign standards by zone are intended to include every zone in the city of Willows. The zones are as defined by this title and the official zoning map. Only signs as described herein and as may be described under provisions for temporary signs or exceptions will be permitted in each particular zone.

If any zone is omitted from this chapter, or if a new zone is created after the enactment of this section, all signs developed therein shall require use permit approval granted by the planning commission.

- (1) All permanent freestanding signs shall not obstruct the vehicle sight visibility distance area at intersections and driveways, to the satisfaction of the public works and police departments. On sites where the existing street is not constructed to the full designated width, signs shall be located behind the ultimate property line unless otherwise approved by the planning commission and the public works department with an agreement for future removal or relocation.
- (2) All permanent freestanding signs shall incorporate the numerical address (letters minimum six inches high), or range of addresses, of the parcel or commercial center at which the sign is located. The area of the address shall not be counted in the area of the sign.
- (3) All signs shall be located on the same parcel as the subject of the sign, except as otherwise allowed by this chapter. A sign may project over an adjacent public right-of-way only when authorized by an encroachment permit as well as a sign permit.
- (4) No sign shall be erected that obstructs any fire escape, required exit, window, door, or opening required for ventilation. No sign shall be attached to a standpipe, gutter drain or fire escape.
- (5) Any sign, any part of which is 60 feet or more above the ground, shall be designed and constructed to withstand a wind pressure of 30 pounds per square foot. Signs erected less than 60 feet shall be constructed and erected to withstand a wind pressure of 15 pounds per square foot. All signs shall be constructed to support dead loads as required in the building code or other ordinances and laws of the city.
- (6) Any advertising copy or message existing at any time which no longer advertises a bona fide business conducted shall be removed by the owner, agent or person having the beneficial use of the building within 30 days after written notification from the city manager, and upon failure to comply with such notice within the time specified in such order, the city manager is authorized to cause removal of such sign and any expense incident thereto shall be paid by the owner of the building, sign or structure upon which such sign is displayed.
- (7) Lighting. Open, unshielded light bulbs are prohibited. Lighting shall be installed to avoid glare or reflection onto adjacent property or onto a street as to create a traffic hazard. Light sources shall be steady, stationary, shielded, and directed so as to avoid undue glare for pedestrians, motorists, and neighboring property. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.11, 6-27-00; Ord. 632-91 § 10.11, 10-22-91].

18.125.120 Exceptions to standard.

Freeway-oriented commercial services located in CH highway commercial, ~~GCCG~~-general commercial, ML light industrial, and MH heavy industrial shall be allowed a pole-mounted sign of a height not to exceed 80 feet and an area not to exceed 100 square feet of surface area for one face or 200 square feet of surface area for two or more faces, unless additional square feet is approved by the planning commission through a use permit; provided, that:

- (1) Freeway-Oriented Business. The business provides a service primarily for the freeway-motoring public similar to those providing gas, food or lodging for the freeway traveler.
- (2) Maximum Distance. The parcel of land on which the business is located shall be a maximum distance of 800 feet from the centerline of the freeway at its closest point.

(3) Additional Sign Height. Additional sign height may be necessary to allow motorists sufficient advance notice for safe freeway exit. Unobstructed vision from a distance of 1,320 feet from a freeway exit ramp shall be considered the minimum standard providing sufficient advance notice. The amount of additional height shall be determined by the planning commission. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 664-00 § 10.12, 6-27-00; Ord. 632-91 § 10.12, 10-22-91].

~~18.125.130 Zoning compliance.~~

~~No signs shall be permitted to be constructed, maintained or displayed in any zoning district within the city except as provided herein. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.13, 6-27-00; Ord. 632-91 § 10.13, 10-22-91].~~

18.125.140 Residential zones.

Each sign in a residential zoning district established by Chapter 18.10 WMC, Designation and Establishment of Districts, shall comply with the following requirements of Table 18.125.140-A:

Table 18.125.140-A

Land Use	Allowed Sign Types	Maximum Sign Height	Maximum Sign Area Allowed
R-1, R-2	Name plate for each unit	N/A	One square foot
R-3	Name plate for each unit Flat wall (c), ground-mounted (b)	Seven feet above grade	One square foot Max 12 square feet
RP	Name plate Free hanging, flat wall (c), pole-mounted	N/A Seven feet above grade	One square foot Max 12 square feet
RP (Office Complex) (a)	Attached, free hanging, pole-mounted	Eight feet above grade	Max 12 square feet

(a) All professional office signs may be illuminated by indirect lighting only and may only indicate the name and nature of the business.

(b) Ground-mounted subdivision identity signs may be authorized at major entrances to residential subdivisions when approved by design review board. Such signing shall be landscaped to blend in with the surroundings.

(c) No wall sign which projects more than 10 inches over public property shall be less than eight feet above the sidewalk and maximum projection for any such sign shall not exceed 18 inches. Reflector arms may extend from the advertising surface of a wall sign if such reflector arms are not less than 14 feet above the surface of the adjoining ground, sidewalk or pavement.

[Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.14, 6-27-00; Ord. 632-91 § 10.14, 10-22-91].

18.125.150 Commercial districts.

Each sign in the commercial zoning districts established by Chapter 18.10 WMC, Designation and Establishment of Districts, shall comply with the requirements of Table 18.125.150-A, and the following standards:

(1) Signs applicable to the permitted use of the property in the central commercial (CC) and the entryway (E) zoning districts shall meet the requirements identified in the City of Willows Historic Downtown and Wood Street Design Guidelines.

(2) Content. Pole-mounted signs shall be identity signs and may include the message “open” or “open 24 hours,” in the case of service station or restaurant occupancies, and the term “vacancy” or “no vacancy,” in the case of motels.

(3) Signs not applicable to the permitted use of the property may be permitted upon securing a use permit from the planning commission.

(4) Identity Signs. Each business is allowed a collective sign total of one and one-half square feet of signage for each lineal foot of building frontage.

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Table 18.125.150-A

Land Use	Allowed Sign Types	Maximum Sign Height	Maximum Sign Area Allowed
Central Commercial Entryway Districts Commercial Centers (b)	Identity signs, including wall (c), projecting (d), monument and window signs (in the downtown guidelines, pole signs are discouraged)	30 feet above grade if attached to building 8 feet for monument and pole-mounted	Total square footage of all identity signs shall not exceed 1.5 sq. ft. for each ft. of lineal building frontage, with higher totals requiring use permit 60 sq. ft. of incidental sign area is also allowed
HCCH, GCCG, LIME, MH-HI & PD Combining Districts	Identity signs, including wall, projecting, monument and window signs 1 pole-mounted (e) must meet two requirements (a)	80 feet	Pole-mounted sign: 100 sq. ft. of surface area for one face or 200 sq. ft. of surface area for two or more faces Identity Signs: 1.5 sq. ft. for each ft. of lineal building frontage, with higher totals requiring use permit 60 sq. ft. of incidental sign area is also allowed
Industrial Districts Industrial Park	Identity signs: including wall, projecting, monument and window signs 1 pole-mounted (e) must meet two requirements (a) 2 identity signs at entrance to park; 4 identity signs total for a park; Ground-mounted	30 feet above grade if attached to the building and 8 feet if pole-mounted	Maximum sign area for each business shall not exceed 350 sq. ft. for all signs, not including pole signs Pole-mounted sign area may not exceed 170 sq. ft. for any one face 60 sq. ft. of incidental sign area is also allowed 1 square foot of identity sign for each gross acre of land within the industrial park Maximum sign area is 200 sq. ft.
Open Space Ag Districts	Stationary	8 feet above grade	20 sq. ft. for one face, 40 sq. ft. for 2 or more faces

(a) Two Requirements. (1) Freeway-oriented business which provides a service primarily for the freeway-motoring public similar to those providing gas, food or lodging for the freeway traveler, and (2) the parcel of land on which the business is located shall be a maximum distance of 800 feet from the centerline of freeway at its closest point.

(b) Only one off-premises sign shall be allowed for each such commercial center or enterprise larger than five acres which has been designed or developed together as an integrated unit. Only one off-premises sign shall be allowed for each such commercial center or enterprise larger than five acres and may not be located more than 1,000 feet from the premises. The off-premises signs must be within the allowable square footage calculation requirements for the premises.

(c) No wall sign which projects more than 10 inches over public property shall be less than eight feet above the sidewalk and maximum projection for any such sign shall not exceed 18 inches. Reflector arms may extend from the advertising surface of a wall sign if such reflector arms are not less than 14 feet above the surface of the adjoining ground, sidewalk or pavement.

(d) Every projecting sign shall be placed at least 10 feet above the public sidewalk over which it is erected and any sign less than 14 feet above the public sidewalk shall not extend nearer the curb face than 18 inches. Signs placed 14 feet or more above the public sidewalk shall not extend beyond the curb face. Every projecting sign erected over public driveways, alleys and thoroughfares shall be placed not less than 15 feet above the level of the same. Signs which project over the public property shall be subject to an encroachment permit.

(e) Every pole sign shall be placed at least 10 feet above the public sidewalk over which it is erected, and any sign less than 14 feet above the public sidewalk shall not extend nearer the curb face than 18 inches. Signs placed 14 feet or more above the public sidewalk shall not extend beyond the curb face. Every projecting sign erected over public driveways, alleys and thoroughfares shall be placed not less than 15 feet above the level of same. One pole-mounted sign for each business. All pole signs shall be engineered for safety. Signs which project over the public property shall be subject to an encroachment permit.

(f) Community Directional Signs. Community directional signs are allowed with approval of a sign permit from the planning commission at the following locations:

(1) On the south side of Highway 162 in the vicinity of Airport Road, just west of Interstate 5; at city entries along Highway 162 (Wood Street) at the east and west ends of the city; and at key locations along Tehama Street and Wood Street.

(2) The purpose of the signs shall be to direct vehicular traffic to the central downtown district and other key business locations around the city. A community directional sign is not intended to be used to advertise specific businesses.

(3) Each community directional sign shall be limited to eight square feet in size, and will typically be placed within city or public roadway rights-of-way. Any necessary encroachment permits shall be obtained by the city.

[Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.15, 6-27-00; Ord. 632-91 § 10.15, 10-22-91].

18.125.160 Industrial districts.

(1) Signs shall be permitted on properties located in areas designated as ML (light industrial), MH (heavy manufacturing), and ~~CGGC/LIML~~/PD (general commercial/light manufacturing/planned development) as listed on Table 18.125.150-A and shall meet the following standards:

- (a) Any industry located in a nonindustrial district is subject to the sign code requirements of that district.
- (b) All signs shall be identity signs.
- (c) Commercial Uses. Signs for wholesale and retail sales businesses located within the industrial district shall be regulated by the requirements of WMC 18.125.170.
- (d) Signs for uses in the PD district shall be subject to the issuance of a use permit.
- (e) Signs not applicable to the permitted use of the property may be permitted upon securing a use permit from the planning commission.

(2) Industrial Park Identification Sign. Ground-mounted signs may be installed at major entrances to park, subject to approval by the architectural design review board, and conform to Table 18.125.150-A and the following standards:

- (a) Identity signs shall be indirectly lighted.
- (b) Identity signs shall not contain the name of any industry or business within the industrial park.
- (c) Identity signs shall be appropriately landscaped and blend with surroundings. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.16, 6-27-00; Ord. 632-91 § 10.16, 10-22-91].

18.125.170 Open space and agricultural districts.

Signs shall be permitted on properties within areas designated as open space or AG agriculture general district as listed on Table 18.125.150-A and meet the following standards:

- (1) Control any explanatory signs as necessary.
- (2) Lighting. Signs shall be stationary and be illuminated from ground level indirect sources only. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.17, 6-27-00; Ord. 632-91 § 10.17, 10-22-91].

18.125.180 Public or quasi-public districts.

Sign area, height and number shall be based on requirements and conditions of the use permit. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.18, 6-27-00; Ord. 632-91 § 10.18, 10-22-91].

18.125.190 Nonconforming signs.

All signs lawfully existing prior to the adoption of this chapter may continue in use, subject to the provisions of this section, even when later amendments to this chapter, or prior amendments to any provision of preceding sign ordinances recodified in this chapter, have caused such lawfully existing signs to become nonconforming under the terms of this chapter. Signs not lawfully existing prior to the adoption of this chapter must be brought into conformance or removed.

(1) Nonconforming Signs. The owner of a nonconforming sign shall within six months of notification of nonconformity either:

- (a) Remove the sign; or
- (b) Obtain a new permit, with variances to allow the nonconforming aspect; or

- (c) Obtain a new permit subject to modification of the sign to achieve conformity with this chapter; or
- (d) Obtain an extension of time within which the sign must be moved under the amortization provisions of subsection (2) of this section.

(2) Amortization.

(a) An owner of a nonconforming sign may delay removal or modification of the sign for a reasonable period in order to recover the original costs where, at the time specified for removal, the costs were not yet fully amortized. The amortization period shall be proportionate with the investment involved.

(b) The owner of a nonconforming sign may apply to the city manager for an extension of time within which the sign must be removed. The application shall contain the following information:

- (i) Name and address of the sign;
- (ii) A description of the sign;
- (iii) The date the sign was erected;
- (iv) Whether and when a sign permit was issued;
- (v) The cost of construction;
- (vi) The remaining term of the sign owner's lease of the real property, if applicable; and
- (vii) The present value of the sign.

(c) The city manager shall consider the information presented on the application in acting on the request for extension. If the city manager finds that the circumstances warrant granting an extension of time for amortization of the sign, the city manager may grant the extension for a reasonable time not to exceed three years. No extension shall be granted for a portable sign or sign painted on a building or structure.

(3) Alterations/Removal. At such time as a nonconforming sign is altered in any way or moved, it must be brought into conformance with the provisions of this title. The term "altered" as used herein shall include, but not be limited to, any change in the structure or sign face, including changing names or colors, deleting or adding words or symbols, or changing the appearance in any way, but shall not include normal maintenance or upkeep. If a nonconforming sign is removed for any length of time for any reason other than maintenance, it shall not be reinstalled at the subject site unless it is in full compliance with the provisions of this chapter.

(4) Signs with Modifications. Signs which received sign modifications prior to the adoption of this chapter, but which are nonconforming as to the provisions of this chapter, may continue in use under the provisions of that sign modification until any changes, expansions, or alterations other than normal maintenance and upkeep are proposed for the sign, or until such time as the sign modification expires. At the time of such expiration or change, the modification shall become null and void and such sign shall be brought into conformance with the provisions of this chapter or removed.

(5) Use Permit or Planned Development Permit. Nonconforming signs that were permitted and installed pursuant to a conditional use permit or planned development permit, prior to the adoption of this chapter, may continue in use until changes, expansions, or alterations other than normal maintenance and upkeep are proposed for or made to such sign. At the time of such change, any such sign must be brought into conformance with the provisions of this chapter.

(6) Alterations to Existing Development. When structural alterations, additions or remodeling with a value, as determined by the building official, of 25 percent or more of the full value of the improvements as shown on the last equalized assessment roll, or \$15,000, whichever is greater, are made to the exterior of a building or to a site containing a nonconforming sign, any and all such nonconforming signs must be brought into conformance with the provisions of this chapter whether or not changes or alterations are proposed for or made to the sign, or such signs

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must be removed. Any owner or user of such nonconforming signs wishing to maintain such a sign in its existing condition may apply to the city manager for a permit to allow continued maintenance and use of the sign. Application shall be made within 30 days of the sign owner or user being notified of the need to bring such sign into conformance. Such permit, if granted, shall establish a specific period of time for continued use and maintenance, based upon an individual assessment of the facts and circumstances relating to the particular sign. Factors to be considered in approving or denying such a permit shall be the initial sign cost, the sign age, the value of the structural alterations to the existing development, and similar facts and circumstances. Failure to apply for a permit within the 30 days specified herein shall constitute a waiver of the right to request any longer period for maintenance or use of an existing nonconforming sign.

(7) Annexation – Change of Zone. Any sign that becomes nonconforming after the adoption of this chapter because of annexation, zone change, or other city action shall be subject to the provisions of this section. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09; Ord. 664-00 § 10.19, 6-27-00; Ord. 632-91 § 10.19, 10-22-91].

18.125.200 Planning commission review.

(1) Planned Sign Program.

(a) A planned sign program is required for all multi-tenant facilities or any signage program proposing an aggregate sign area exceeding 50 square feet, for any sign request that is not exempt or does not qualify for an administrative sign permit. A planned sign program may approve a master sign plan for all intended signs for a site or building. A planned sign program shall require conditional use permit approval.

(b) The planning commission is authorized to approve, conditionally approve, or deny a planned sign program subject to appeal provisions of WMC 18.125.060(2). The city manager shall provide recommendations to the planning commission regarding planned sign programs. A public hearing pursuant to the provisions of WMC 18.135.030 shall be required.

(2) Required Findings. The planning commission may approve a planned sign program only if all of the following findings can be made in an affirmative manner:

(a) The proposed sign is consistent with the goals, objectives, policies and programs of the city of Willows general plan and any applicable design guidelines.

(b) The proposed sign conforms to applicable development standards and provisions of this title and will not be detrimental to the public health, safety or welfare.

(c) The physical location or placement of the sign is compatible with the surrounding neighborhood and does not pose a safety risk.

(3) Appeals. Appeals may be made by filing a written appeal with the city clerk within 10 calendar days of the commission's action and paying the fees as adopted by the city council. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09].

18.125.210 Required findings.

A sign permit may be approved if all of the following findings are made:

(1) The size, location, and design of the sign(s) are visually compatible with the scale and architectural style of the primary structures on the site and the surrounding land uses.

(2) The signs do not exceed the standards of the district and enable motorists and pedestrians to readily identify the facility or site from a sufficient distance.

(3) The proposed sign(s) are in substantial conformance with the design criteria in the city design guidelines. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09].

18.125.220 Expiration and time extension of sign permits.

(1) A sign permit approval shall expire one year from its date of issuance, unless the sign has been erected within the period or a later expiration date is stated in writing at the time of approval. Prior to expiration of a sign permit, the applicant may apply to the city manager for an extension of up to one additional year. The city manager may approve extensions with or without conditions or may deny extensions of the approved sign if it is found there has been substantial change in circumstances.

(2) A temporary sign permit shall be valid for a period of 30 days, with longer periods of time possible, up to a maximum of 90 days, if authorized by the city manager. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09].

18.125.230 Compliance with electric power line requirements prerequisite to issuance.

No permit for any sign shall be constructed or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the state of California or rules and regulations promulgated by duly authorized agents. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 683-09 § 1, 7-14-09].

18.125.240 Temporary economic stimulus regulations for signage for city of Willows licensed businesses.

(1) Effective Date. This section shall expire on July 1, 2012, unless otherwise extended or revoked.

(2) Definition. "Licensed business" shall mean any authorized business as defined under WMC Title 5, which operates their principal business within a permanent "brick and mortar structure" located within the city limits.

(3) Conflict. Whenever this section conflicts with any other provision of this chapter or any other city resolutions, ordinances, or regulations of the city, this section shall control while it is in effect.

(4) Temporary Building Signs Allowed. During the effective date of this section, temporary building signs allowed by this chapter shall be allowed as follows:

(a) Temporary building and/or business signs may be displayed at any time for the length of time this section is in effect.

(b) At the expiration of the effective date of this section, including any extension approved by the city council of the city of Willows, all temporary building signs shall be removed within 10 days of the expiration date. Temporary building signs still displayed after 10 days from the expiration date shall be in violation of this chapter, unless a sign permit has been issued for the signage pursuant to WMC 18.125.050.

(c) This section specifically supersedes the limited time (the period of which shall be determined by the city in issuing an administrative temporary sign permit) of WMC 18.125.020, Definitions.

(5) Portable Signs Allowed. During the effective date of this section, portable signs (as defined in WMC 18.125.040(7)) shall be allowed for businesses as follows:

(a) All licensed businesses within developed lots in R-P multiple residence-professional office, E entryway, CC central commercial, ~~GCGG~~-general commercial, ~~HC-CH~~ highway commercial and industrial zones in the city shall be allowed to display two portable signs at any time during the effective date of this section, regardless of when the business began operations. This section specifically supersedes the restrictions stated in WMC 18.125.030(9), off-premises signs.

(b) At the expiration of the effective date of this section, including any extension approved by the city council of the city of Willows, all portable signs shall be removed within 10 days of the expiration date. All portable signs still displayed after 10 days from the expiration date shall be in violation of this chapter, unless a permit has been issued for the signage pursuant to WMC 18.125.050.

(6) Permit and Fee Requirements for Signs Allowed by This Temporary Sign Program. Notwithstanding WMC 18.125.050 and 18.125.090, Fees, during the effective date of this section:

(a) No sign permit and no fee shall be required for placement of temporary building signs or portable signs authorized by this section for businesses within developed lots in R-P multiple residence-professional office, E entryway, CC central commercial, GGCG general commercial, HCCH highway commercial and industrial zones.

(b) Licensed businesses shall be required to obtain written authorization from any or all property owners where temporary signs are displayed. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11; Ord. 688-10 § 1, 6-8-10].

18.125.250 Posting banners, handbills, etc.

It shall be unlawful for any person to paste, paint, nail, tack or otherwise fasten any card, banner, handbill, poster, or advertisement or notice of any kind, or cause the same to be done, upon any public property, or upon any other property without authorized consent of the owner or lessee of such property, within the city, except as otherwise provided in this chapter, or as may be required or permitted by the ordinances of the city or laws of the state or of the United States. [Ord. 735-17 § 1, 11-14-17; Ord. 705-11 § 1, 7-12-11].

Chapter 18.130

ADMINISTRATIVE USE PERMITS

Sections:

- 18.130.010 General provisions.
- 18.130.020 Application and fee.
- 18.130.030 Notice of permit.
- 18.130.040 Action by the hearing officer.
- 18.130.050 Findings.
- 18.130.060 Appeal.
- 18.130.070 Expiration.
- 18.130.080 Extension.
- 18.130.090 Revocation.

18.130.010 General provisions.

Administrative use permits may be issued by the city manager or designee for any of the uses or purposes for which such uses are required or permitted by the terms of this title. [Ord. 632-91 § 25.01, 10-22-91].

18.130.020 Application and fee.

(1) All applications for an administrative use permit shall be filed with the city manager and shall be on the form provided by the city manager or designee. The application shall be accompanied with a site plan and any additional information to clearly describe the use requested.

(2) Such application including Teir 1 Design Review, Temporary Use Permits, and Special Events Permit shall be accompanied by a filing fee as established by city council resolution. [Ord. 632-91 § 25.02, 10-22-91].

18.130.030 Notice of permit.

Notice of application for an administrative use permit shall be given as follows:

(1) Notice shall be provided at least 10 calendar days prior to the date ~~the hearing officer will hold an administrative public hearing and of decision~~ act on the application.

(2) Notice shall be provided to:

- (a) The applicant;
- (b) All property owners as indicated on the assessor's current secured records within 300 feet of the perimeter of the parcel on which the use is proposed; and
- (c) All persons who have requested to be on the mailing list for that development project. [Ord. 632-91 § 25.03, 10-22-91].

18.130.040 ~~Action by the hearing officer~~Administrative Action.

The city manager or designee shall grant or deny the application and may require changes or impose conditions of approval as are necessary to carry out the purpose of this title. The city manager or designee may refer any application to the planning commission for review and determination, as provided in WMC 18.135.010. The decision of the hearing officer shall become effective 10 days after the date of decision unless a written appeal is received. [Ord. 632-91 § 25.04, 10-22-91].

18.130.050 Findings.

The hearing officer may grant an administrative use permit as the permit was applied for or in modified form, if, on the basis of the application, investigation, and evidence submitted, the hearing officer makes the following findings:

(1) That the use is consistent with the purposes of the district in which the site is located; and

(2) That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; and

(3) That the proposed use is in conformance with the general plan. [Ord. 632-91 § 25.05, 10-22-91].

18.130.060 Appeal.

Any person aggrieved by an action of the hearing officer may take an appeal to the planning commission and/or city council by filing a notice of appeal with the city manager within 10 days from the date of the action of the hearing officer. [Ord. 632-91 § 25.06, 10-22-91].

18.130.070 Expiration.

(1) In any case where a use, permitted by an administrative use permit, is not made on the project subject to the permit within the time specified in the permit or within one year after the date of granting thereof, then without further action, the permit shall be null and void and such use shall not be made of the property except upon the granting of a new permit.

(2) An administrative use permit is void one year after the use permitted by such permit is discontinued. [Ord. 632-91 § 25.07, 10-22-91].

18.130.080 Extension.

The applicant or property owner may apply to the hearing officer for a one-year extension of the administrative use permit prior to the expiration of said permit in accordance with WMC 18.130.020. [Ord. 632-91 § 25.08, 10-22-91].

18.130.090 Revocation.

In any case where the conditions of the granting of an administrative use permit have not been or are not complied with, the planning commission shall give notice to the permittee of intention to revoke such permit at least 10 days prior to a hearing thereon. Following such hearing the planning commission may revoke such permit. [Ord. 632-91 § 25.09, 10-22-91].

Chapter 18.135

CONDITIONAL USE PERMITS

Sections:

- 18.135.010 General provisions.
- 18.135.020 Application and fee.
- 18.135.030 Notice of public hearing.
- 18.135.040 Action by planning commission.
- 18.135.050 Findings.
- 18.135.060 Appeal.
- 18.135.070 Expiration.
- 18.135.080 Extension.
- 18.135.090 Revocation.

18.135.010 General provisions.

Conditional Use permits, which may be revocable, conditional, or valid for a term period, may be issued by the planning commission for any of the uses or purposes for which such permits are required or permitted by the terms of this title. Guarantees to insure compliance with terms and conditions may be required by the commission. [Ord. 632-91 § 26.01, 10-22-91].

18.135.020 Application and fee.

(1) Application for a use permit shall be made on the form provided by the planning commission and shall be accompanied by a scale plot plan and other drawings necessary to clearly show details of the use requested.

(2) Such application shall be accompanied by a filing fee as established by city council resolution. [Ord. 632-91 § 26.02, 10-22-91].

18.135.030 Notice of public hearing.

The planning commission must hold at least one public hearing and may hold additional hearings thereon as it may deem to be necessary.

Notice of a public hearing for a use permit shall be provided at least 10 calendar days prior to the public hearing on the proposed use. Notice shall be provided in the following manner:

(1) Notice shall be published in a newspaper of general circulation in the city.

(2) Notice by mail to:

- (a) The applicant;
- (b) All property owners as indicated on the latest secured assessor's records within 300 feet of the perimeter of the parcel on which the use is proposed; and
- (c) All persons who have requested to be on the mailing list for that development project. [Ord. 632-91 § 26.03, 10-22-91].

18.135.040 Action by planning commission.

The planning commission may approve or deny the permit and may require changes and/or impose any conditions of approval as are necessary to carry out the purpose of this title. The decision of the planning commission becomes effective 10 days after the date of decision unless a written appeal has been received. [Ord. 632-91 § 26.04, 10-22-91].

18.135.050 Findings.

The hearing officer may grant a use permit as the permit was applied for or in modified form, if, on the basis of the application, investigation, and evidence submitted, the hearing officer makes the following findings:

- (1) That the use is consistent with the purposes of the district in which the site is located; and
- (2) That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; and
- (3) That the proposed use is in conformance with the general plan. [Ord. 632-91 § 26.05, 10-22-91].

18.135.060 Appeal.

Appeal from any decision of the planning commission may be made in writing to the city council within 10 days from the date of the commission's action. All decisions made by the city council are final. [Ord. 632-91 § 26.06, 10-22-91].

18.135.070 Expiration.

(1) In any case where a use, permitted by a use permit, is not made on the project subject to the permit within the time specified in the permit or within one year after the date of granting thereof, then without further action, the permit shall be null and void and such use shall not be made of the property except upon the granting of a new permit.

(2) A use permit is void one year after the use permitted by such permit is discontinued. [Ord. 632-91 § 26.07, 10-22-91].

18.135.080 Extension.

The applicant or property owner may apply to the hearing officer for a one-year extension of the use permit prior to the expiration of said permit in accordance with WMC 18.135.020. [Ord. 632-91 § 26.08, 10-22-91].

18.135.090 Revocation.

In any case where the conditions of the granting of a use permit have not been or are not complied with, the planning commission shall give notice to the permittee of intention to revoke such permit at least 10 days prior to a hearing thereon. Following such hearing, the planning commission may revoke such permit. [Ord. 632-91 § 26.09, 10-22-91].

Chapter 18.140

VARIANCES

Sections:

- 18.140.010 General provisions.
- 18.140.020 Application and fee.
- 18.140.030 Notice of public hearing.
- 18.140.040 Action by planning commission.
- 18.140.050 Required findings for variances.
- 18.140.060 Appeal.
- 18.140.070 Expiration.
- 18.140.080 Extension.
- 18.140.090 Revocation.

18.140.010 General provisions.

Where practical difficulties, unnecessary hardships, or results inconsistent with the purposes and intent of this title may result from the strict application of [development standards, including certain](#) area, height, yard, and space requirements thereof, variances in such requirements may be granted by the planning commission as provided in this chapter. [This section does not apply to permitted, conditionally permitted or not permitted uses.](#) [Ord. 632-91 § 27.01, 10-22-91].

18.140.020 Application and fee.

(1) Application for a variance shall be made on the form provided by the planning commission and shall be accompanied by a scale plot plan and other drawings necessary to clearly show details of the variance requested.

(2) Such application shall be accompanied by a filing fee as established by city council resolution. [Ord. 632-91 § 27.02, 10-22-91].

18.140.030 Notice of public hearing.

The planning commission must hold at least one public hearing and may hold additional hearings thereon as it may deem to be necessary.

Notice of a public hearing for a variance shall be provided at least 10 calendar days prior to the public hearing on the proposed use. Notice shall be provided in the following manner:

(1) Notice shall be published in a newspaper of general circulation in the city.

(2) Notice by mail to:

(a) The applicant;

(b) All property owners as indicated on the latest secured assessor's records within 300 feet of the perimeter of the parcel on which the use is proposed; and

(c) All persons who have requested to be on the mailing list for that development project. [Ord. 632-91 § 27.03, 10-22-91].

18.140.040 Action by planning commission.

The planning commission may approve or deny the variance and may require changes and/or impose any conditions of approval as are necessary to carry out the purpose of this title. The decision of the planning commission becomes effective 10 days after the date of decision unless an appeal has been received. [Ord. 632-91 § 27.04, 10-22-91].

18.140.050 Required findings for variances.

The planning commission may approve or conditionally approve an application for a variance only if all of the following findings are made:

- (1) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class or use in the same zone in the vicinity;
- (2) The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship and would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district;
- (3) That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district; and
- (4) That granting the variance or its modification will not be materially detrimental to the public health, safety, or welfare. [Ord. 632-91 § 27.05, 10-22-91].

18.140.060 Appeal.

Appeal from any decision of the planning commission may be made in writing to the city council within 10 days from the date of the commission's action. All decisions made by the city council are final. [Ord. 632-91 § 27.06, 10-22-91].

18.140.070 Expiration.

In any case where a use, permitted by a variance permit, is not made on the property subject to the variance permit within the time specified in the permit or within one year after the date of granting thereof, then without further action the permit shall be null and void, and such use shall not be made of the property except on the granting of a new variance permit. [Ord. 632-91 § 27.07, 10-22-91].

18.140.080 Extension.

The applicant or property owner may apply to the hearing officer for a one-year extension of the variance prior to the expiration of said permit in accordance with WMC 18.140.020. [Ord. 632-91 § 27.08, 10-22-91].

18.140.090 Revocation.

In any case where the conditions of granting of variance have not or are not complied with, the city council shall give notice to the permittee of intention to revoke such variance at least 10 days prior to hearing thereon. After conclusion of the hearing, the council may revoke such variance. [Ord. 632-91 § 27.09, 10-22-91].

Chapter 18.141

ARCHITECTURAL BOARD OF REVIEW

Sections:

- 18.141.010 Creation and general purpose.
- 18.141.020 Membership.
- 18.141.030 Matters subject to review.
- 18.141.040 Matters exempt from review.
- 18.141.050 Required information.
- 18.141.060 Criteria for approval of applicants.
- 18.141.070 Approval, conditions, and guarantees.
- 18.141.080 Dedication and improvement.
- 18.141.090 Noncompliance.
- 18.141.100 Revocation, expiration and extension of approval.

18.141.010 Creation and general purpose.

An architectural board of review is hereby created and established for the city of Willows to promote the general welfare of the city of Willows by developing and preserving a continuity of pictorial design in commercial and other structures, boulevards, parkways, parking lots, parks, aboveground utilities and/or any installation that would affect the aesthetic appeal and beauty of the city of Willows. [Ord. 753-22, 4-26-22; Ord. 472-69 § 1, 5-12-69. Formerly § 2.45.010; prior code § 2-91].

18.141.020 Membership.

The architectural review board shall be the planning commission of the city of Willows. [Ord. 753-22, 4-26-22; Ord. 518-75, 11-10-75. Formerly § 2.45.020; prior code § 2-92].

18.141.030 Matters subject to review.

(1) All new buildings, structures and other physical improvements and any relocation or exterior addition, extension, or change of or to existing buildings, structures and other physical improvements shall be subject to design review, whether or not a building permit is required, unless exempted therefrom in WMC 18.141.040.

(2) "Physical improvements" as used herein may include, but are not limited to, the following:

- (a) The siting and style of single-family residences and duplexes when consisting of a subdivision of five or more contiguous lots therein which are proposed to be built by one builder.
- (b) Condominiums, townhouses, apartments and any other multifamily residences.
- (c) Offices, commercial and industrial buildings and structures.
- (d) Religious, fraternal, social, cultural, quasi-public and similar buildings and structures.
- (e) Land Improvements. Grading or filling of land, removal of natural ground cover, vegetation or trees; installation of fences, retaining walls, walkways, sidewalks, curbs.
- (f) Landscaping, including vegetation and low level lighting.
- (g) Parking and loading areas, driveways, curb cuts or other street connections.
- (h) Signs, when submitted simultaneously with plans for any of the improvements listed in subsection (1) of this section.
- (i) Painting and Colors. Exterior textures and colors on new construction or the first time existing construction is finished with a color or colored material; thereafter on repainting and refinishing only if colors not on the approved earthtone-woodtone list are proposed to be used.

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(j) Exterior lighting.

(k) Drainage.

(l) All other exterior ornamental or functional changes. [Ord. 753-22, 4-26-22; Ord. 520-76 § 11, 1-12-76. Formerly § 2.45.030; prior code § 2-93].

18.141.040 Matters exempt from review.

The following are exempt from review:

(1) Single-family dwellings and duplexes when sited on individual lots with frontage on a public street and not otherwise listed under WMC 18.141.030(2).

(2) Exterior repainting and refinishing when colors are from the approved earthtone-woodtone list and there is no change in the exterior material.

(3) Improvements to single existing buildings and structures (not a part of a building complex) which are not visible from outside the lot.

(4) Signs except when submitted simultaneously with plans listed in WMC18.141.030(1).

(5) Work which has been determined by the building official to be minor or incidental with the intent and objectives of this chapter.

(6) Ordinary Maintenance. This includes the repair and replacement in similar or less quantity of existing utility distribution facilities and poles but does not permit the use of additional poles for extension of service. [Ord. 753-22, 4-26-22; Ord. 520-76 § 12, 1-12-76. Formerly § 2.45.040; prior code § 2-94].

18.141.050 Required information.

(1) All plans shall be drawn to scale and accurately dimensioned unless substitute media are acceptable to the staff.

(2) The listed items of information may be submitted on separate sheets or combined in such a manner as will facilitate clarity of interpretation and presentation.

(3) The applicant shall submit the information listed in this section. The building official may require that additional information be submitted or may waive the submission of listed information.

(4) Proposed and Existing Features. Plans showing proposed and existing physical improvements and features shall show the following unless not relevant:

(a) Adjoining Features. The plans shall show the location of all adjoining streets including pavement, curb and sidewalk; and on contiguous lots, the location of principal and accessory buildings, curb cuts, driveways, elevation and grade of driveways in relation to applicant's lot, parking and loading areas.

(b) Architectural Elevations. Elevations including exterior materials and showing all sides of the development shall be prepared. In case the exterior of an existing building is to be changed, the proposed and existing elevations of such buildings shall be shown. In case an addition to an existing building is proposed, the elevations of existing buildings shall be shown together with those of the addition. Exterior materials and colors of all proposed and existing buildings shall be indicated or generally described. The elevations also shall show all super-structures and equipment above the roof, if the information is available. Color samples and samples of material shall be submitted when requested.

(c) Engineering Elevations. Elevations showing all existing and proposed grades shall be prepared.

(d) Floor and roof plans of all proposed structures, drawn to scale.

(e) Grading plan showing existing and proposed contours at the intervals adequate to show the extent of cut and fill (as a guideline, one-foot intervals).

(f) Parking, Loading and Circulation Plan. In accordance with standards as established by the city, all driveways, bicycle paths, pedestrian walks, and other open spaces, off-street parking and off-street loading areas, the locations of entrances and exits, and the direction of traffic flow into and out of off-street parking and off-street loading areas, the location of each parking space and each loading berth, and areas for turning and maneuvering vehicles.

(g) Existing trees and foliage, showing location, type and approximate size of all trees whose trunks exceed a diameter of 16 inches at a point 24 inches above the ground level at the base of the tree, or where the trunk is less than 16 inches but more than 10 inches, and the height exceeds 30 feet; all bushes extending from a single root that exceed both a height and diameter of 10 feet; and all hedges that exceed a height of five feet and length of 15 feet. All of the above that are proposed to be removed are to be so designated.

(h) Landscape plan showing the location and dimensions of all planted areas, all sprinkler pipes and heads, all lights or other utilities or structures if within planted areas; and the size, location (center spacing) and type of all trees, plants, boulders, and other landscape material (rock, gravel, lava stone, etc.) or landscape structures (arbors, trellises, alcoves, benches, etc.) proposed or that exist and are to remain.

(i) Exterior lighting plan showing all lights, the elevation of the light, total height of light standard, if any, style, appearance, color, direction and intensity at the property boundaries.

(j) Drainage Facilities and Utility Connections. Locations and dimensions of principal elevations of such facilities and connections.

(k) Site photographs showing site and adjacent properties. [Ord. 753-22, 4-26-22; Ord. 520-76 § 13, 1-12-76. Formerly § 2.45.050; prior code § 2-95].

18.141.060 Criteria for approval of applicants.

Review shall be guided by the following:

(1) Competent Design. Development has been designed by and bears the signature of a person who under the building code has been designated as legally competent to submit such development proposal. The overall design may be directed towards buildings of any architectural characteristic. However, there must be a consistent organization of materials and openings, and a harmonious relationship of major elements; and decorative parts must relate to the character of the design.

(2) Relationship Between Structures Within the Development and Between Structures and Site. There shall be a harmonious and pleasing relationship between the various structures of the development on the site and between the structures and the site itself. The proposed structures should be designed to fit the site and not vice versa.

(3) Relationship Between Development and Neighborhood. Proposed structures and site development shall be related harmoniously and have good space and relationship to the terrain and to existing structures and development in the vicinity. The design shall show that due regard has been given to orientation of structures to streets, climatic considerations, and especially, the creation and utilization of open space. Overdevelopment of the site shall be avoided.

(4) Materials and Colors Used. Soft and muted colors in the earthtone and woodtone range and natural materials are preferred and generally should predominate. Other colors and materials may be accepted if the applicant can demonstrate that they are appropriate to the style, are appropriate accent colors, and are harmonious with the site or compatible with the character of the neighborhood.

(a) Earthtone and woodtone colors are considered to be various shades of reddish-brown, brown, tan, ocher, umber, gold, sand and green. Color schemes for new residential construction are incorporated into the single-family design guidelines.

(b) Natural materials include adobe, slump block brick, stone, redwood, exterior wood wall covering, or wood shakes and shingles.

(c) Windows and Glass. Bronzetone or other glare reducing and color harmonizing finishes may be required on glass surfaces when they constitute 50 percent or more of a wall or building face, when such wall or face is exposed to the direct rays of the sun for any substantial part of the daylight hours. Similar treatment is to be used to reduce see-through capacity where glass surfaces would otherwise permit a view of pipes, utilities and other service units attached to a ceiling or roof. Mirror-type glass shall be avoided.

(d) Roofs (including equipment, but excluding skylights) are to be composed of nonglossy earthtone or woodtone finishes that minimize reflectivity.

(e) Metal Buildings or Finishes. Unpainted metal, galvanized metal or metal subject to ordinary rusting may not be used. Galvanized metal may be used in areas that are zoned in the industrial classifications. Metals that develop an attractive oxidized finish may be used: copper or weathering steel are examples of such materials.

(f) Concrete surfaces must be colored, textured, sculptured, patterned and/or serve a design function as opposed to a mere structural function.

(5) Wall, fences or screening shall be employed in a skillful manner and in harmony with the design of the development to conceal and to screen parking and loading areas, garbage and refuse collection areas and mechanical equipment from public view from adjoining streets, from persons residing on or working in the development, or from persons residing or working in the neighborhood.

(6) Surface Water Drainage. Special attention shall be given to proper site surface drainage. Stormwaters shall be removed and carried away in an adequate drainage system. Surface water and all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create puddles on the paved areas.

(7) Drives, Parking and Circulation. With respect to vehicular, bicycle and pedestrian circulation (including walkways, interior drives and parking) special attention shall be given to location and number of access points to the public streets, open space areas, general interior circulation, separation of pedestrian from vehicular traffic and arrangement of parking areas that are safe and convenient insofar as practical. Such facilities should not detract from the design of the proposed buildings and structures or from adjoining or neighboring properties. The effect of the development on adjoining sites and properties must be considered and the loading capacities of adjoining streets must also be considered.

(8) Utility Service. Utility connections shall be installed underground. Proposed method of sanitary sewage disposal for all buildings shall be indicated. Adequate garbage and refuse collection areas shall be mandatory and designed to prevent scatter and located in areas convenient both to users and to persons who make collections and be of sufficient size and properly screened. There shall be adequate ingress and egress to all utilities.

(9) Signs, when submitted as part of the development, shall be so designed as to be skillfully integrated into the development and not detract from the overall appearance of the project or of surrounding areas or developments.

(10) Exterior Lighting. Light sources shall not create a glare or hazard on adjoining streets or be annoying to adjacent properties or residential areas. The location of lights and electric conduits in the landscaped areas shall be coordinated with the landscaping and irrigation plans.

(11) Landscaping shall be well designed with appropriate variations and shall be included as an integral enhancement of the site and, where needed, for screening purposes. Plant materials shall be suitable for the functions to be served. Irrigation systems may be required, and their location shall be coordinated with the plans for the location of plants. All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.

(12) Temporary visual and air pollution resulting from construction shall be minimized through retention of natural vegetation, rock formations and topography until applicant is prepared, once he starts grading, to continue immediately with the construction applied for through to completion as one continuous process. The period of

construction shall be of duration reasonable to the size and complexity of the development. During grading, dust prevention must be emphasized to avoid unnecessary annoyance to persons living or working in the area.

(13) Any or all of the above criteria may be waived by the planning commission in developments showing exceptional design merit, which carry out the objectives of this chapter and which are consistent with the general plan.

(14) Consistency with Design Guidelines. A proposed development shall be consistent with the city's design guidelines as applied to the project through the design review process. The historic downtown and wood street design guidelines, the single-family residential and multifamily residential design guidelines, shall be utilized for proposals brought before the architectural design review board.

(15) Development is subject to public works standards per WMC 17.55.280, 17.55.290 and 17.55.300. [Ord. 753-22, 4-26-22; Ord. 520-76 § 14, 1-12-76. Formerly § 2.45.060; prior code § 2.96].

18.141.070 Approval, conditions, and guarantees.

(1) An application for design review may be approved, approved with modifications, conditionally approved or disapproved.

(2) The city may require the applicant contract with the city to complete the development proposed in accordance with the design review approval given, and also may require the posting of a bond to guarantee performance, which shall be in such amount as the city may fix.

(3) An approved application and all other related and approved maps, drawings, and other supporting materials constituting a part of the approved applications shall be so endorsed by the city manager or his/her designee.

(4) The city shall review construction drawings, final plans, and other similar documents for compliance with the approved design review, and conditions attached thereto, or any approved or required modifications thereof. The city shall when performing building inspections on the site also inspect for compliance with design review requirements. [Ord. 753-22, 4-26-22; Ord. 520-76 § 15, 1-12-76. Formerly § 2.45.070; prior code § 2-97].

18.141.080 Dedication and improvement.

Dedication, relocation, installation and/or improvement of rights-of-way may be required where essential to prevent congestion and/or hazards which may result from the use of land proposed. [Ord. 753-22, 4-26-22; Ord. 520-76 § 16, 1-12-76. Formerly § 2.45.080; prior code § 2-98].

18.141.090 Noncompliance.

(1) In addition to any other fines, penalties or enforcement provisions set forth in this code, failure to comply in any respect with an approved design review application shall constitute grounds for the immediate stoppage of the work involved in said noncompliance.

(2) An occupancy permit shall not be issued in part or whole for any building or group of buildings subject to design review unless and until the work specified in the design review approval has been completed, including landscaping. If for any valid reason full compliance cannot be made, a cash bond shall be posted for the work to be completed within a reasonable period of time as determined by the city manager or his/her designee. [Ord. 753-22, 4-26-22; Ord. 520-76 § 17, 1-12-76. Formerly § 2.45.090; prior code § 2-99].

18.141.100 Revocation, expiration and extension of approval.

(1) When demolition or removal of any existing structure is a part of design review approval, said demolition or removal shall be completed and all debris removed from the site within 90 days of design review approval, or the entire design review permit shall be deemed to have expired for cause as of midnight on the ninetieth day unless the city manager or his/her designee shall grant an extension of time for such work.

(2) Design review permits shall expire in one year unless a different expiration date or unlimited expiration is stipulated at the time of approval. Prior to the expiration of a design review approval, the applicant may apply to the city manager or his/her designee for an extension of not more than one year from the original date of expiration. The city manager or his/her designee shall grant the extension and may make minor modifications of the approved

design at the time of extension, if he finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Any further extension beyond one year shall require planning commission approval. [Ord. 753-22, 4-26-22; Ord. 520-76 § 18, 1-12-76. Formerly § 2.45.100; prior code § 2-100].

Added Language:

18.01.01. General Provisions and Procedures

Sections:

1. Title and Authority
2. Effective Date
3. Purpose
4. Applicability

1.Title and Authority: This Title shall be known as the "Willows Zoning Ordinance". This Code is adopted under the authority of California Government Code Section 65850 and the police power granted by the California Constitution.

2.Effective Date: The provisions of this Title, and any subsequent amendments, shall take effect and be in full force and effect on July 1, 2026.

Pending Applications: Any complete application for a permit or land use entitlement submitted prior to July 1, 2026, shall be processed under the regulations in effect at the time of submittal, unless the applicant requests to be governed by the new Title.

This Title was adopted by the Willows City Council on [Insert Adoption Date] and supersedes all prior zoning ordinances of the City of Willows as of the effective date.

3.Purpose: The purpose of this Code is to promote the public health, safety, and general welfare of Willows residents. It is intended to implement the Willows General Plan by providing standards for orderly growth and protecting the community's character.

4.Applicability: These regulations apply to all land, buildings, and structures within the City of Willows. No building shall be erected, moved, or altered, nor shall land be used, except in conformance with this Title.

18.01.02. Review and Decision-Making Bodies

Sections:

1. Purpose
2. Summary Table of Review and Decision-Making
3. Architectural Board of Review
4. Planning Commission
5. City Council

1.Purpose: The purpose of this chapter is to identify roles and responsibilities of appointed and elected boards and City Officials, departments, and staff in the administration of the Code and describe the review and decision-making procedures of applications for development.

Commented [DG20]: Chapter rewritten See Added Language 3. Architectural Board of Review

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2. Summary Table of Review and Decision-Making:

	R = Recommendation	D = Decision	A=Appeal	
Application Type	Planning Director	Architectural Review Board	Planning Commission	City Council
Administrative Permit	<u>D</u>		<u>A</u>	<u>A</u>
Sign Permit	<u>D</u>			
Temporary Use Permit	<u>D</u>			
Legal Nonconforming	<u>D</u>			
Reasonable Accommodation	<u>D</u>		<u>A</u>	<u>A</u>
Tier 1 Design Review	<u>D</u>	<u>A</u>		<u>A</u>
Tier 2 Design Review		<u>D</u>		<u>A</u>
Conditional Use Permit			<u>D</u>	<u>A</u>
*Conditional Use Permit Minor Modification	<u>D</u>		<u>A</u>	
*Conditional Use Permit Major Modification			<u>D</u>	<u>A</u>
Variance			<u>D</u>	<u>A</u>
Annexation of Land and related Zoning Map Amendment			<u>R</u>	<u>D</u>
Code Adoption or Amendment			<u>R</u>	<u>D</u>
General Plan Adoption or Amendment			<u>R</u>	<u>D</u>
Zoning Map Amendment			<u>R</u>	<u>D</u>
Development Agreement or Modification			<u>R</u>	<u>D</u>

3. Architectural Board of Review

A. Duties and Authority. The Architectural Board of Review (ABR) is hereby established to ensure that new development and exterior alterations enhance the aesthetic character and economic vitality of the City. The architectural review board shall be the planning commission of the city of Willows. [Ord. 753-22, 4-26-22; Ord. 518-75, 11-10-75. Formerly § 2.45.020; prior code § 2-92].

The ABR is vested with the following duties and authority:

- 1) **Design Review:** To review and approve, conditionally approve, or deny applications for "Tier 2" projects (as defined in Section [Insert Ref.]) that exceed staff-level thresholds or require discretionary judgment.
- 2) **Standard Interpretation:** To interpret the intent of the City's Design Guidelines in cases where a proposed design does not strictly meet an Objective Design Standard but is claimed to meet the spirit of the General Plan.

- 3) **Policy Recommendations:** To periodically review and recommend updates to the City's Objective Design Standards and Approved Color/Material Palettes to the City Council.
- 4) **Advisory Role:** To provide design-related recommendations to the City Council on public works projects, including parks, streetscapes, and civic buildings.

In exercising its authority, ABR shall limit its review to the following "Physical Improvements":

- 1) **Aesthetics:** The visual relationship between the building and the surrounding neighborhood.
- 2) **Site Harmony:** The placement of buildings, parking, and landscaping to ensure safe and attractive site flow.
- 3) **Materials:** The quality, durability, and color of exterior finishes to ensure long-term community value.
- 4) **Historic Context:** Protection of the "pictorial design" and historic integrity of structures within established character areas.

B. Limitations of Authority

- 1) Objective Standard Compliance: Shall not deny a residential project that complies with all SB 330 Objective Design Standards based on subjective "taste" or personal preference.
- 2) Internal Layouts: The authority is limited to the exterior of structures and site improvements; it does not have authority over internal floor plans or interior design.

C. Matters subject to review. Review Tiers: To streamline development and ensure predictability, physical improvements shall be reviewed under one of two tiers:

- a. **Tier 1: Administrative Design Review (Staff Level):** Projects that comply with all Objective Design Standards and fall below the thresholds in subsection (b) shall be reviewed and approved by the City Manager or Designee.
 - i. Minor exterior additions or alterations to existing commercial buildings under 5,000 square feet.
 - ii. New signage matching the city's pre-approved "earthtone-woodtone" color palette.
 - iii. Landscaping, lighting, and minor site improvements (fencing, walkways) that meet specific height and material requirements.
- b. **Tier 2: Board Design Review (Architectural Board of Review):** Projects that exceed the thresholds in subsection (3), or seek a deviation from the Objective Design Standards, shall be referred to the Architectural Board of Review (Planning Commission).

The following items shall be automatically referred to the Planning Commission acting as the Architectural Board of Review:

- i. **Large Scale Projects:** Any new building construction or addition exceeding 5,000 square feet.

- ii. **Major Multifamily:** Any residential project consisting of 5 or more units on a single lot.
- iii. **Deviations:** Any project where the applicant requests a waiver or modification of an Objective Design Standard.
- iv. **Significant Historic Impact:** Any alteration to a building listed on a local, state, or national historic register.
- v. **Staff Referral:** Any project that the City Manager determines, due to its unique location or complexity, requires discretionary review to protect the public welfare.

D. Matters exempt from review. The following are exempt from review:

- 1) **Individual Residential Lots:** Construction or alteration of a single-family dwelling or duplex when located on an individual lot, provided the project is not part of a subdivision of five (5) or more contiguous lots.
- 2) **Internal Remodeling:** Any interior alterations, repairs, or modifications that do not change the exterior appearance or footprint of a building.
- 3) **Standard Maintenance and Repainting:**
 - a. Exterior repainting or refinishing using colors from the City's Approved Color Palette (e.g., earthtones and woodtones) where no change in material occurs.
 - b. Ordinary maintenance and "in-kind" repairs that use identical materials, colors, and designs to the existing structure.
- 4) **Non-Visible Improvements:** Alterations to the rear or interior of a structure that are not visible from any public right-of-way or adjacent public park.
- 5) **Small Signs:** Individual signs that are not submitted as part of a larger Master Sign Program or comprehensive development project (these remain subject to standard Sign Code permits).
- 6) **Minor Work:** Incidental work or minor repairs (such as replacing a single window or door) that the City Manager (or Building Official) determines will not impact the aesthetic intent of this Chapter.
- 7) **Public Utilities:** Repair, replacement, or minor relocation of existing underground utilities, distribution facilities, and poles, provided no new poles are added for service extensions.

E. Objective Design Standards

A. Building Articulation & Massing

To avoid "box-like" structures and ensure visual interest:

- 1) **Horizontal Offsets:** Any building façade longer than 40 feet shall incorporate a horizontal offset (recess or projection) of at least 2 feet in depth and 6 feet in length.
- 2) **Vertical Articulation:** Multi-story buildings shall differentiate the ground floor from upper floors through a change in material, a belt course, or a minimum 12-inch horizontal projection (cornice or awning).
- 3) **Roofline Variation:** For every 50 linear feet of roof, there must be a change in the roofline height of at least 3 feet or a change in roof pitch (e.g., shifting from flat to gabled).

B. Materials and Colors

- 1) **Primary Materials:** A minimum of 75% of the exterior wall surface (excluding windows/doors) shall consist of the following durable materials: brick, natural stone, wood siding, fiber-cement siding, or integral color stucco.

Commented [DG21]: California state laws like **SB 330 (the Housing Crisis Act of 2019)**, does not mandate a single, specific set of visual architectural styles. Instead, it legally requires that any design standards used by a city or county to review, deny, or downsize qualifying housing projects must be **strictly objective**.

- 2) Material Change: Changes in material shall occur at interior corners or be separated by a trim piece at least 4 inches wide.
- 3) Color Palette: Exterior colors shall be selected from the City's Approved Color Palette (maintained by the Planning Division). Fluorescent or neon colors are prohibited.

C. Site Design and Pedestrian Access

- 1) Main Entrance: The primary entrance of each ground-floor residential unit or commercial space shall face the public street and be connected to the public sidewalk by a hard-surfaced path at least 4 feet wide.
- 2) Transparency (Windows): At least 25% of the ground-floor street-facing façade shall consist of transparent windows or doors.
- 3) Parking Screening: All surface parking lots visible from the public right-of-way shall be screened by a 3-foot-high masonry wall or a continuous evergreen hedge at least 3 feet tall at the time of planting.

D. Private and Common Open Space

- 1) Multifamily Private Space: Each unit shall provide a minimum of 60 square feet of private open space (balcony or patio) with a minimum dimension of 6 feet.
- 2) Common Open Space: Projects with 10 or more units shall provide 100 square feet of common open space per unit. At least 50% of this space must be a contiguous "active" area (e.g., playground, BBQ area, or courtyard).

E. Lighting and Utilities

- 1) Shielding: All exterior lighting shall be "full-cutoff" fixtures directed downward to prevent glare onto adjacent properties.
- 2) Utility Screening: Ground-mounted equipment (HVAC, transformers) shall be screened from public view by a solid wall or landscaping that is at least 6 inches taller than the equipment.

F. Required information.

- 1) All plans shall be drawn to scale and accurately dimensioned unless substitute media are acceptable to the staff.
- 2) The listed items of information may be submitted on separate sheets or combined in such a manner as will facilitate clarity of interpretation and presentation.
- 3) The applicant shall submit the information listed in this section. The building official may require that additional information be submitted or may waive the submission of listed information.
- 4) Proposed and Existing Features. Plans showing proposed and existing physical improvements and features shall show the following unless not relevant:
 - a. Adjoining Features. The plans shall show the location of all adjoining streets including pavement, curb and sidewalk; and on contiguous lots, the location of principal and accessory buildings, curb cuts, driveways, elevation and grade of driveways in relation to applicant's lot, parking and loading areas.
 - b. Architectural Elevations. Elevations including exterior materials and showing all sides of the development shall be prepared. In case the exterior of an existing building is to be changed, the proposed and existing elevations of such buildings shall be shown. In case an addition to an existing building is proposed, the elevations of existing buildings shall be shown together with those of the addition. Exterior materials and colors of all proposed and existing buildings shall be indicated or generally described. The elevations also shall show all super-structures

and equipment above the roof, if the information is available. Color samples and samples of material shall be submitted when requested.

- c. Floor and roof plans of all proposed structures, drawn to scale.
- d. Parking, Loading and Circulation Plan. In accordance with standards as established by the city, all driveways, bicycle paths, pedestrian walks, and other open spaces, off-street parking and off-street loading areas, the locations of entrances and exits, and the direction of traffic flow into and out of off-street parking and off-street loading areas, the location of each parking space and each loading berth, and areas for turning and maneuvering vehicles.
- e. Existing trees and foliage, showing location, type and approximate size of all trees whose trunks exceed a diameter of 16 inches at a point 24 inches above the ground level at the base of the tree, or where the trunk is less than 16 inches but more than 10 inches, and the height exceeds 30 feet; all bushes extending from a single root that exceed both a height and diameter of 10 feet; and all hedges that exceed a height of five feet and length of 15 feet. All of the above that are proposed to be removed are to be so designated.
- f. Landscape plan showing the location and dimensions of all planted areas, all sprinkler pipes and heads, all lights or other utilities or structures if within planted areas; and the size, location (center spacing) and type of all trees, plants, boulders, and other landscape material (rock, gravel, lava stone, etc.) or landscape structures (arbors, trellises, alcoves, benches, etc.) proposed or that exist and are to remain.
- g. Exterior lighting plan showing all lights, the elevation of the light, total height of light standard, if any, style, appearance, color, direction and intensity at the property boundaries.
- h. Site photographs showing site and adjacent properties. [Ord. 753-22, 4-26-22; Ord. 520-76 § 13, 1-12-76. Formerly § 2.45.050; prior code § 2-95].

G. Approval, conditions, and guarantees.

- 1) An application for design review may be approved, approved with modifications, conditionally approved or disapproved.
- 2) The city may require the applicant contract with the city to complete the development proposed in accordance with the design review approval given, and also may require the posting of a bond to guarantee performance, which shall be in such amount as the city may fix.
- 3) An approved application and all other related and approved maps, drawings, and other supporting materials constituting a part of the approved applications shall be so endorsed by the city manager or his/her designee.
- 4) The city shall review construction drawings, final plans, and other similar documents for compliance with the approved design review, and conditions attached thereto, or any approved or required modifications thereof. The city shall when performing building inspections on the site also inspect for compliance with design review requirements. [Ord. 753-22, 4-26-22; Ord. 520-76 § 15, 1-12-76. Formerly § 2.45.070; prior code § 2-97].

H. Dedication and improvement. Dedication, relocation, installation and/or improvement of rights-of-way may be required where essential to prevent congestion and/or hazards which

may result from the use of land proposed. [Ord. 753-22, 4-26-22; Ord. 520-76 § 16, 1-12-76. Formerly § 2.45.080; prior code § 2-98].

I. Noncompliance.

- 1) In addition to any other fines, penalties or enforcement provisions set forth in this code, failure to comply in any respect with an approved design review application shall constitute grounds for the immediate stoppage of the work involved in said noncompliance.
- 2) An occupancy permit shall not be issued in part or whole for any building or group of buildings subject to design review unless and until the work specified in the design review approval has been completed, including landscaping. If for any valid reason full compliance cannot be made, a cash bond shall be posted for the work to be completed within a reasonable period of time as determined by the city manager or his/her designee. [Ord. 753-22, 4-26-22; Ord. 520-76 § 17, 1-12-76. Formerly § 2.45.090; prior code § 2-99].

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J. Revocation, expiration and extension of approval.

- 1) When demolition or removal of any existing structure is a part of design review approval, said demolition or removal shall be completed and all debris removed from the site within 90 days of design review approval, or the entire design review permit shall be deemed to have expired for cause as of midnight on the ninetieth day unless the city manager or his/her designee shall grant an extension of time for such work.
- 2) Design review permits shall expire in one year unless a different expiration date or unlimited expiration is stipulated at the time of approval. Prior to the expiration of a design review approval, the applicant may apply to the city manager or his/her designee for an extension of not more than one year from the original date of expiration. The city manager or his/her designee shall grant the extension and may make minor modifications of the approved design at the time of extension, if he finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Any

further extension beyond one year shall require planning commission approval. [Ord. 753-22, 4-26-22; Ord. 520-76 § 18, 1-12-76. Formerly § 2.45.100; prior code § 2-100].

4. Planning Commission

A. Duties and Authority

The Planning Commission is established under Chapter 2.35 of the Willows Municipal Code and acts as the primary advisory body to the City Council on all land use matters.

- 1) Advisory Role: Review and make recommendations to the City Council on the adoption or amendment of the General Plan, specific plans, and Zoning Ordinance text or maps.
- 2) Decision-Making Authority: Act as the final decision-making body for specific development applications, including:
 - a. Conditional Use Permits and Variances.
 - b. Tentative Subdivision Maps.
- 3) Public Hearings: Conduct legally noticed public hearings to gather community input on proposed projects.
- 4) Consistency Review: Ensure all proposed projects are consistent with the Willows General Plan and state planning laws.

5. City Council

A. Duties and Authority

The City Council serves as the legislative body with the ultimate authority over the city's physical development.

- 1) Final Legislative Action: Approve, deny, or modify all legislative acts, including:
 - a. Adoption or amendments to the General Plan or Zoning Code.
 - b. Rezoning property.
 - c. Development Agreements.
- 2) Appellate Authority: Hear and decide on appeals from any decision made by the Planning Commission.
- 3) Policy Direction: Establish the General Plan goals and long-term vision that guide all Planning Agency functions.
- 4) Funding and Resources: Provide the necessary funds and equipment to support the city's planning activities and staff.

Chapter 18-03: Use Regulations

18.03.01. General

18.03.02. Table of Allowed Uses

18.03.03. Use-Specific Standards

1. Accessory uses
2. Bed and breakfast
3. Home occupations
4. Temporary use & events
5. Emergency shelter development and managerial standards
6. Reasonable accommodation request under Fair Housing Acts
7. Mobile food business operations
8. Adult Entertainment Business

9. Marijuana Cultivation

18.03.01. General. Each and every district shall be subject to the provisions of this chapter in addition to the requirements and regulations set out in each of the district regulations. [Ord. 734-17 § 1, 11-14-17; Ord. 703-11 § 1, 7-12-11; Ord. 680-08 § 1(7.01), 3-11-08; Ord. 632-91 § 7.01, 10-22-91].

18.03.02. Table of Allowed Uses

<u>Land Use Type</u>	<u>Zone Districts</u>													
	<u>Residential</u>				<u>Commercial</u>			<u>Industrial</u>		<u>Open Land</u>		<u>Combining Districts</u>		<u>Public</u>
	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-P</u>	<u>CC</u>	<u>GC</u>	<u>HC</u>	<u>LI</u>	<u>HI</u>	<u>OS</u>	<u>AG</u>	<u>A</u>	<u>PD</u>	<u>PF</u>
<u>Agricultural Resource Open Space</u>														
<u>Agricultural processing plants and rendering activities</u>														
<u>Agriculture, Horticulture, gardening and keeping of animals</u>														
<u>Animal Husbandry, livestock farming</u>														
<u>Animal Processing Plants</u>														
<u>Animal Sales Yards</u>														
<u>Barns, stables, chicken houses, and similar accessory buildings</u>														
<u>Commercial Stables and Riding Academies</u>														
<u>Commercial Storage and handling of agricultural chemicals</u>														
<u>Commercial hog and pig farming</u>														
<u>General Agriculture, including cultivation of food and fiber, dairying, pasturage, tree farming, horticulture, floriculture, viticulture, apiaries, and animal poultry husbandry</u>														
<u>Injection wells, natural gas wells, and commercial mineral extractions</u>														
<u>Sale of agricultural products produced on the premises</u>														
<u>Sales and services to farmers or farm-related activities</u>														
<u>Small livestock farming</u>														
<u>Stands for displaying and selling agricultural, floricultural, or farming products which are grown or produced on the premises</u>														
<u>Uses of lands not included in subdivisions or land development projects which lands are offered for open space</u>														

<u>Uses of Open lands within subdivisions or approved land development projects</u>															
<u>Windmills, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs, and storage tanks</u>															
<u>Manufacturing and Processing Uses</u>															
<u>Blacksmith shops and casting foundries</u>															
<u>Building Material Storage Yard</u>															
<u>concrete batch plants</u>															
<u>construction and materials yards (except gravel, rock, and cement materials yards)</u>															
<u>Contractors' Storage Yard</u>															
<u>Cooperage and bottling works</u>															
<u>Dyeing and dry cleaning plants</u>															
<u>Feed Stores</u>															
<u>Fertilizer manufacturing</u>															
<u>Junkyard and Auto-Wrecking yard</u>															
<u>Manufacturing, processing, fabricating, refining, packaging, or treatment of goods, materials or produce by electric power, oil or gas (except operations involving fish fats and oils, bones and products or similar substances commonly recognized as creating offensive conditions in the handling thereof)</u>															
<u>Pottery kilns and ceramic works of heavy industrial types</u>															
<u>Rendering Plants</u>															
<u>Rug cleaning plants</u>															
<u>Sheet metal Shops</u>															
<u>Welding Shops</u>															
<u>Wholesale distribution uses and warehouses</u>															
<u>Wholesale Lumberyards, lumbermills, grain elevators and storage</u>															
<u>Recreation, Education, & Public Assembly Uses</u>															
<u>Private and religious schools</u>															
<u>Accessory buildings such as barns, garages, carpots, greenhouses, and garden sheds</u>															
<u>Assembly and storage of goods, materials, liquids, and equipment.</u>															

<u>except storage of flammable or explosive matter or materials</u>														
<u>business colleges</u>														
<u>Churches</u>														
<u>Civic Clubs</u>														
<u>Educational or Charitable institutions</u>														
<u>Golf and country clubs</u>														
<u>Golf Courses</u>														
<u>Health clubs</u>														
<u>libraries</u>														
<u>Martial arts or exercise studios</u>														
<u>museum and galleries</u>														
<u>Nursery Schools, family day care centers providing services to 12 or more children</u>														
<u>Outdoor Recreation Facilities</u>														
<u>Parks, public or private</u>														
<u>Private Schools</u>														
<u>public schools and colleges</u>														
<u>Public Utility Offices, substations, communications equipment buildings and related structures and uses</u>														
<u>Residential Uses</u>														
<u>Accessory Buildings and Uses</u>														
<u>Caretakers residence</u>														
<u>Emergency Shelters</u>														
<u>Employee housing</u>														
<u>Family day care homes</u>														
<u>Group Dwellings, multiple-family dwellings and apartments, boarding and lodging houses and single-room occupancy (SRO) units</u>														
<u>Home Occupations</u>														
<u>Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use</u>														
<u>Manufactured Homes</u>														
<u>Nursing and group care homes</u>														
<u>Private Garage</u>														
<u>Residential care facilities</u>														
<u>Rooming and Boarding of not more than two people</u>														
<u>Single-Family Residence</u>														
<u>Two-family dwellings</u>														

<u>Retail Trade</u>															
<u>Automobile service stations, repair, rental establishments</u>															
<u>Medical- Hospitals</u>															
<u>Medical - Veterinary clinics and hospitals</u>															
<u>Offices occuppied by accountants, architects, dentists, physicians, engineers, attorneys, counselors, drugless pracitioners, electrologists, geologists, optometrists, and psychologists</u>															
<u>Professional offices, studios, and clinics</u>															
<u>Temporary real estate offices, tract sales offices and advertising signs, and tract construction and equipment yards</u>															
<u>Transitional and Supportive housing</u>															
<u>Services - General</u>															
<u>Adult entertainment businesses</u>															
<u>Art and antique shops</u>															
<u>Bakery</u>															
<u>Banks, business offices, food, hardware, variety, department, drug, jewelry, clothing stores, and general retail establishments</u>															
<u>Barber shops and beauty parlors</u>															
<u>bars and cocktail lounges</u>															
<u>Bed and Breakfast establishments with 5 or fewer guests</u>															
<u>Blueprint shops and photographic stores</u>															
<u>Cafes, restaurants, and catering shops</u>															
<u>Cannabis retail/dispensary businesses</u>															
<u>Convenience Stores</u>															
<u>Dog and cat kennel, commercial stables</u>															
<u>Florists</u>															
<u>Food, hardware, variety, drug, and clothing stores not to exceed 2,500 sq ft of retail sales floor area. All on-site storage related to such uses shall be within an enclosed building and shall be clearly incidental to and integral to the operation of the primary business</u>															
<u>Hotels, motels, and similar lodging facilities</u>															
<u>Incidental Storage</u>															

<u>Laundries</u>														
<u>Mortuaries and funeral parlors</u>														
<u>Movie Theaters</u>														
<u>Music and dance studios</u>														
<u>New and used automobile sales</u>														
<u>Newspaper and commercial printing shops</u>														
<u>Outdoor advertising signs and structures pertaining to the use or operation of the site, subject to specific requirements</u>														
<u>Outside sales and transient or mobile business operations</u>														
<u>Pawnshop</u>														
<u>Pet shops and veterinary offices</u>														
<u>Private and public parking lots</u>														
<u>Repair shops</u>														
<u>Retail Lumberyards</u>														
<u>Uses and structures with Drive-through windows</u>														
<u>Veterinary hospitals</u>														
<u>Transportation, Communications, Infrastructure</u>														
<u>Freestanding or ground-mounted telecommunications antennas, towers, and related equipment intended for commercial uses</u>														
<u>Truck Terminals</u>														
<u>Underground and Aboveground Utility installations</u>														
<u>MISC</u>														
<u>Building and Facilities owned, leased, or operated by the City of Willows, The Unified School District or any other district</u>														
<u>outdoor advertising signs and structures pertaining to the use or operation on the site, not exceeding one and one-half square feet of sign per linear foot of site frontage</u>														

7. Mobile food business operations.

(1) Purpose. The purpose of this section is to provide guidance and standards for mobile business operations which entails a vendor who sells food or beverages from a motor vehicle.

(2) Application Requirements. Applicants shall apply for a Conditional Use Permit. The application shall include the following information:

- a. Name of business operator(s).
- b. Address or Assessor Parcel Number where mobile business operations will be

occurring.

c. Description of the type of commodity or commodities to be vended.

d. Hours of Operation.

e. Site Plan.

(3) Development Standards. Mobile food business operations shall follow the following development standards:

a. Located on privately owned land not within enclosed buildings on permanent foundations or in a public right-of-way.

b. Hours of Operation shall be limited to 7:00 a.m. – 10:00 p.m. Sunday – Thursday and 7:00 a.m. -11:00 p.m. Friday – Saturday.

c. A trash container shall be provided immediately adjacent to the food vending vehicle. Trash container must be removed from the site during non-vending hours. Additionally, vendors must maintain the cleanliness of their site within twenty-five (25) feet surrounding their site.

d. One freestanding, nonilluminated sign, not exceeding four feet in any dimension, to be placed within ten (10) feet of the stationary food vendor. These regulations do not include any graphics or signs painted directly onto the vehicle. No sign shall impede vehicle traffic, pedestrian right-of-way, or pedestrian personal vehicle traffic. No stationary food vendor signs shall be located within the Caltrans right-of-way.

e. A certificate of compliance from the Glenn County health department shall be required.

f. Chairs, tables, umbrellas and awnings are permitted as accessory to the mobile food business operations. The location of these features shall be shown on the site plan included with the Conditional Use Permit application.

g. The mobile food business operation shall comply with the Americans with Disabilities Act and other accessibility access standards.

h. Operations in a parking lots must minimize the amount of parking spaces they are utilizing and cannot impede traffic flow entering, leaving, or within the parking lot.

i. Operations adjacent to, or within close proximity to, a traffic intersection cannot visually impair drivers utilizing said intersection.

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address/prevent food trucks from parking in residential driveway and/or using their residence as a commissary?

Page 69: [4] Commented [MC9] **Mia Claridy** **6/10/2026 2:33:00 PM**

Add language distinguishing long term station food trucks from food trucks at permanent locations. Add definition.

Page 69: [5] Commented [MC10R2] **Mia Claridy** **6/12/2026 10:30:00 AM**

Added language about driveway to (4)(a). But unsure if this comment is regarding parking to operate in residential driveway or parking just to store vehicle?

Page 69: [6] Commented [MC11] **Mia Claridy** **6/10/2026 2:34:00 PM**

Reference the noise ordinance to prevent food trucks in residential areas from running their generators at night and/or long-term.

Page 69: [7] Commented [MC9R2] **Mia Claridy** **6/12/2026 1:05:00 PM**

Added definitions, but unsure where else to insert language regarding the difference.

Page 69: [8] Commented [MC8R2] **Mia Claridy** **6/12/2026 12:47:00 PM**

Assuming "compact mobile food operation" is sufficient here as this language was already used in this section

Page 69: [9] Commented [MC11R2] **Mia Claridy** **6/12/2026 10:29:00 AM**

Added sentence about compliance with noise code after the Hours of Operation. However, I did not find anything particularly useful to this situation in the noise code

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Unsure if these can live here or needs to be moved to definitions section

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General Comment: Prepare checklists for frequent uses of required documentation in order to receive a business license and/or permit (such as what's required to permit a mobile food truck?).

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Summary of Changes

Below is a summary of changes that have been made to Chapter 18 of the Municipal Code based on comments received from joint Planning Commission and City Council meetings:

TOPIC	DISCUSSION
Acronyms	Changed General Commercial (CG to GC) Changed Highway Commercial (CH to HC) Changed Light Industrial (to LI) Changed Heavy Industrial (to HI)
Enforcement	Fees included Updated language
Definitions	Added definitions for existing land uses and updated language
R-1, R-2 and R-3	Making the residential uses more user friendly; moving home occupations from Conditionally approved to permitted.
R-P	Clarified allowed uses
Entryway Zone	Removed and consolidated into Central Commercial zone district to be compliant with General Plan.
Objective Design Standards	Added language to allow for Objective Design Standards to be used to allow for staff review of design review applications under certain thresholds.
Comprehensive Sign Program	Updated language and consolidated where possible to make more user friendly
Mobile Food Business Operations	Added Use Specific Section
Adult Entertainment Business	Consolidated chapter to a Use Specific Section
Parking Regulations	Removed garage requirement, and specified type of parking allowed in residential zones. Updated ADA for state compliance
Added Tables	Table of Allowed Uses created Decision Making Table for Hearing bodies
PROGRAM: RC-1.3.1 : ADU	Updated language to conform with State Code and meet the Housing Element requirement
PROGRAM: RC-1.3.2: Formal program to incentivize ADU	This would require a pilot program and financing from the city prior to be adopted as a code amendment.

PROGRAM: RC1-4.1: Allow by-right permanent supportive housing	Code amendment to comply with AB 139 in regard to parking standards for emergency shelters, by only requiring parking for staff who work in a shelter and not the guests of the shelter.
PROGRAM: RC1-4.2: Reasonable Accommodation	Amended code section to remove findings on impacts to surrounding uses and property, updated definitions for Family and Group home.
PROGRAM: RC1-4.3: R-3 Zone District	R-3 updated the height from 30 feet to 36 feet to be compliant with the updated Housing Element
PROGRAM: RC1-4.4: Environmental Review Chapter	This is under Title 16 not part of our purview for Title 18 updates



COMMENTS AND REPORTS