

CITY OF WILLOWS

MUNICIPAL CODE UPDATE: TITLE 18 ZONING

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Chapter 18-01: General Provisions & Procedures

Added Summary Table of Review and Decision Making by Application Type

LEGEND: D = Decision R = Recommendation A=Appeal				
Application Type	City Manager or Designee	Architectural Review Board	Planning Commission	City Council
Administrative Permit	D		A	A
Sign Permit	D			
Temporary Use Permit	D			
Legal Nonconforming	D			
Reasonable Accommodation	D		A	A
Teir 1 Design Review	D	A		A
Teir 2 Design Review		D		A
Conditional Use Permit			D	A
*Conditional Use Permit Minor Modification	D		A	
*Conditional Use Permit Major Modification			D	A
Variance			D	A
Annexation of Land and related Zoning Map Amendment			R	D
Code Adoption or Amendment			R	D
General Plan Adoption or Amendment			R	D
Zoning Map Amendment			R	D
Development Agreement or Modification			R	D

DESIGN REVIEW

TIER 1: ADMINISTRATIVE DESIGN REVIEW (STAFF LEVEL)

- 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.

TIER 2: BOARD DESIGN REVIEW (ARCHITECTURAL BOARD OF REVIEW)

- i. Any new building construction or addition exceeding 5,000 square feet.
- ii. Any residential project consisting of 5 or more units on a single lot.
- iii. Any project where the applicant requests a waiver or modification of an Objective Design Standard.
- iv. Any alteration to a building listed on a local, state, or national historic register.
- v. Any project that the City Manager determines, due to its unique location or complexity, requires discretionary review to protect public welfare.

OBJECTIVE DESIGN STANDARDS

Purpose:

- Building Articulation & Massing
- Materials and Colors
- Site Design and Pedestrian Access
- Private and Common Open Space
- Lighting and Utilities

Matters exempt from review:

- Individual Residential Lots
- Internal Remodeling
- Standard Maintenance and Repainting
- Non-Visible Improvement
- Small Signs
- Minor Work
- Public Utilities

ENFORCEMENT

- Added fines for each violation.
- Clarified that multiple violations can occur simultaneously.
- Refined the language to give the Director flexibility to work with property owners to resolve violations.
- Added procedures for permit revocation.

CHAPTER 18-02: ZONES

- Updated Abbreviations
- Consolidated Entryway district to Central Commercial consistency with General Plan
- Updated allowed Densities and height in the R-3 per the Housing Element for on-going compliance

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
CC	Central Commercial District
GC	General Commercial District
HC	Highway Commercial District
LI	Light Industrial District
HI	Heavy Industrial District
OS	Open Space District
AG	Agriculture General District
PF	Public Facilities District
A	Agricultural Combining District
F	Frontage Combining District
PD	Planned Development Combining District

CHAPTER 18-03: USE REGULATIONS

- Added a Table of Allowed Uses based on Land Use Type and Zone District

A = Allowed Use

CUP = Conditional Use Permit

Land Use Type	R-1	R-2	R-3	R-P	CC	GC	HC	LI	HI	OS	AG	A	PF
Golf Courses										A			
Fitness centers					CUP	CUP	CUP	CUP					
Libraries					A	A	CUP						
Meeting facilities					CUP	CUP	CUP						
Museum and galleries					A	A	CUP						
Nursery Schools, family day care centers providing services to 12 or more children				CUP	CUP	CUP	CUP						
Outdoor Recreation Facilities										A			
Parks, public or private										A			
Private Schools				CUP	CUP	A	CUP						
Public schools and colleges					CUP	CUP	CUP						
Public Utility Offices, substations, communications equipment buildings and related structures and uses					A	A	A	A	A				
Residential Uses													
Accessory Buildings and Uses	A	A	A	A		A	A	A	A		A		✓
Caretakers' residence						CUP	CUP	A	A				
Emergency Shelters						A/ CUP	CUP						
Employee housing						CUP	CUP				A		
Family day care homes	A	A	A	A		CUP	CUP						
Group Dwellings, multiple-family dwellings and apartments, boarding and lodging houses and single-room occupancy (SRO) units	A	A	A	A	A	A	CUP						
Home Occupations	A	A	A	A									
Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use	A	A	A	A	A	A	A	A	A		A		
Manufactured Homes	A	A	A	A		CUP	CUP				A		
Nursing and group care homes			CUP	CUP		CUP	CUP						✓
Private Garage	A	A	A	A		CUP	CUP						
Residential care facilities	A	A	A	A		CUP	CUP						
Rooming and boarding of not more than two people	A	A	A	A		CUP	CUP						
Single-Family Residence	A	A	A	A		CUP	CUP				A		
Two-family dwellings		A	A	A		CUP	CUP						

USE SPECIFIC STANDARDS

- Updated ADU and JADU standards to meet California requirements
- Updated Home Occupations allowed uses
- Emergency shelter development standards to comply with the Housing Element
- Mobile Food Business Operations development standards added
- Reduced Adult Entertainment

CHAPTER 18-04: CITYWIDE STANDARDS

- Updated Comprehensive Sign Law
- Parking Regulations
 - Updated ADA requirements per State law
 - Added State Law Exemptions and Overrides
 - Eliminated required garage parking – Not allowed per State law
 - Allowed parking space for single-family homes, two-family, and ADU in 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.
- Density Bonus to meet State law
- Definitions updated

FEEDBACK

- We received 1 public comment
 - Minor edits will be incorporated in the August 4th Packet
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SUMMARY OF CHANGES

STREAMLINING

- Provided clear pathways for staff level and hearing level Design Review.
- Developed Objective Design Standards for consistency.

USES AND DEFINITIONS

- Updated and added uses and definitions.
- Clarified citywide standards.

REFORMATTING

- Made the code more user friendly by dividing into 4 chapters.
- Added tables of Allowed Uses and Review and Decision Making.

COMPLIANCE

- Made consistency changes throughout the code to comply with Housing Element, the General Plan, and California state law.



THANK YOU



DISCUSSION AND QUESTIONS